



2200, 6224 17 Avenue SE  
Calgary, Alberta

MLS # A2165185



**\$292,929**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Insulated, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 633
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Laminate Counters, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** NONE

Welcome to this bright and spacious 2-bedroom, 2-bath condo across from Elliston Park. Situated on the second floor, this generously sized 971 sq. ft. unit features Brand-New Flooring and Fresh Paint throughout. Enjoy a serene enclosed sunroom with expansive windows offering a delightful view of Elliston Park, where you can experience the spectacular GlobalFest fireworks each summer. The open floor plan connects the living, dining, and kitchen areas, creating a seamless flow filled with natural light. This condo features insuite laundry, insuite storage, two oversized bedrooms, with the primary suite featuring a walk-in closet and an ensuite bathroom. The large sunny enclosed balcony provides additional storage room, and there's a third storage locker conveniently located right at your titled underground parking spot. The vibrant neighborhood offers plentiful green spaces, walking paths, and proximity to the East Hills Shopping Centre, which includes Costco, Walmart, Cineplex, SportChek, and a variety of dining options. International Ave is also nearby, offering a diverse range of international cuisine. With heat, water, and electricity included in the affordable condo fees. Stairs right next to your door and walk down 2 levels to your parking spot right in front of the exit! This unit is perfect for immediate move-in or as a prime investment opportunity. Located just minutes from downtown and the Ring Road, this sought-after gem is an excellent choice for 2024.