



2413, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2178772



\$295,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	844 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: Portable A/C Art & mirrors

PRIME UNOBSTRUCTED VIEWS OF ELLISTON PARK!! This over 800 sq ft TOP FLOOR 2 BEDROOM/1 BATH condo is one of the few units to have TITLED UNDERGROUND PARKING and a separate STORAGE UNIT. Enjoy the convenience of never shovelling off your car in the Alberta winters and having direct access to your condo without stepping a foot outside. The contemporary design shines with a super functional layout connecting the kitchen/living spaces and featuring new stainless steel appliances. Watch the Globalfest fireworks or the sunsets at Elliston while you BBQ on your covered large top floor balcony. ALL UTILITIES ARE INCLUDED (heat, water electricity) in the low monthly condo fee. With the East Hills Shopping Centre nearby (think Walmart, Costco, Cineplex, Petsmart, Dollarama and dining/shopping amenities) the unit has everything you could need in close proximity. Also try International Avenue for some new and exciting dining options! If you like walking trails or green spaces there are plenty, and mass transit or major roadways are easily accessible too. This 2 bedroom unit is the perfect investment to start your new future today!!