

2120, 6224 17 Avenue SE  
Calgary, Alberta

MLS # A2192430



**\$264,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Look no further - this home is bright, spacious and priced to sell! Conveniently located on the main level and flooded with natural light. Open floor plan with 2 spacious bedrooms and 2 full bathrooms, separated by a large living area. Great for shared living. SUNNY WEST FACING PATIO! FRESHLY PAINTED and well maintained, boasting ample storage space and in-suite laundry. UNDERGROUND TITLED PARKING stall situated right beside the elevator. CONDO FEES INCLUDE ALL UTILITIES (heat, water and electricity)! Professionally managed and well ran condo complex. Located directly across the street from Elliston Park with quick and easy access to schools, delicious restaurants, a dog park, East Hills shopping centre, Deerfoot Trail and Stoney Trail. Enjoy the Global Fest fireworks sitting from the comfort of your own patio! This cozy home offers great value.. Book a showing before it's too late!