

2223, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2295949



\$300,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Red Carpet | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 848 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, Natural Gas

Floors: Tile, Vinyl Plank

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: Storage

Water: -

Sewer: -

Condo Fee: \$ 613

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

*** OPEN HOUSE SUNDAY JUNE 7, 12-2 pm *** Welcome home to this well maintained 2-bedroom, 2-bath condo with in suite storage offering a perfect blend of style and convenience. Thoughtfully updated with new flooring, countertops, washer, dryer, and dishwasher, this bright, open-concept home features sleek extended-height white cabinetry, a modern glass tile backsplash, and ample pot and pan drawers, along with a built-in microwave hood fan. The inviting living area is anchored by a cozy corner gas fireplace and opens to a large, balcony with peaceful treetop views overlooking the courtyard and extending toward Elliston Park where you can watch the Globalfest fireworks right from your deck — and also perfect for relaxing or entertaining. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite, while the second bedroom is ideally located on the opposite side for added privacy, adjacent to the main 4-piece bath. Additional highlights include in-suite laundry, a convenient storage room, front hall closet, heated underground titled parking, and a separate storage locker. Enjoy easy access to downtown with express transit nearby and close proximity to East Hills Shopping Centre, making this an ideal home for first-time buyers, professionals, or downsizers. Come check out this updated, ready to move in, easy to show place to call home.