

2120, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2303424



\$240,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Perfectly suited for a renovation enthusiast or savvy investor, this unit is a prime fixer-upper opportunity to build immediate sweat equity. While the interior needs TLC the layout offers a fantastic foundation with two spacious bedrooms separated by an open-concept living area. West-facing windows and a private patio provide great natural light and a front-row seat to the GlobalFest fireworks—all it needs is a modern facelift to shine. The value here is unbeatable, featuring all-inclusive condo fees that cover heat, water, and electricity for stress-free budgeting. The unit also includes a titled underground parking stall right next to the elevator and additional in-suite storage. Located directly across from Elliston Park and minutes from East Hills Shopping Centre and major trails, this property is priced to reflect its potential. Roll up your sleeves and unlock the value in this high-potential gem!