

**2222, 6224 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2321668**



## \$215,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Red Carpet                         |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 845 sq.ft.                         | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                        | <b>Condo Fee:</b> | \$ 549 |
| <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           |                   |        |

**Inclusions:** N/A

Remarkable value in the accessible community of Red Carpet &mdash; welcome to Elliston Park Condos! This move-in ready 2 bedroom, 2 bathroom second floor condo is vacant and available for quick possession. Just steps from Elliston Park, you'll love the west-facing balcony overlooking green space, offering a more private and enjoyable outdoor setting to take in the beautiful evening sun. Inside, the open galley-style kitchen and spacious living & dining areas create a functional layout for both everyday living and entertaining. The generous primary bedroom easily accommodates a king-sized bed and features its own private ensuite, while the second bedroom and full bathroom provide flexibility for guests, family members, or a home office. Complete with one assigned parking stall and all utilities included within the monthly condo fees, this unit presents an excellent opportunity for first-time buyers, downsizers, or investors seeking affordability, convenience, and a location close to transit, shopping, major roadways, and everyday amenities. Whether you're looking for your first home, a low-maintenance lifestyle, or a turnkey investment property, unit #2222 checks all the boxes. Don't miss your opportunity to own this park-side gem, at an exceptional price point!