

1414, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2350867



\$214,900

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None
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Welcome to the Community of Red Carpet! This spacious TOP-FLOOR 2-bedroom condo in the popular Elliston Park 1000 Building is exceptionally clean, meticulously maintained and shows true pride of ownership. The bright, open living area features a cozy corner gas fireplace, large windows and patio doors leading to a private, covered balcony. The well-appointed kitchen offers generous cabinetry, ample counter space and a stylish tile backsplash, with a spacious dining area conveniently nearby and plenty of room for a full-size dining table. The generous primary bedroom offers excellent furniture flexibility and ample closet space, while the second bedroom is ideal for family, guests or a home office. A clean 4-piece bathroom, convenient in-suite stacked laundry and additional storage complete the home. Enjoy the privacy and quiet of TOP-FLOOR living with no neighbours above, plus one assigned parking stall conveniently located near the main entrance and ample visitor parking. CONDO FEES INCLUDE ALL UTILITIES EXCEPT CABLE/INTERNET, providing predictable monthly costs. Located directly across from Elliston Park with walking and biking paths, lake, playgrounds and off-leash dog park. Just minutes to Costco, Walmart and the extensive shopping, grocery stores, restaurants, caf  s and specialty shops along International Avenue, with convenient access to Stoney Trail and major roadways. An excellent opportunity for first-time buyers, downsizers or investors seeking a spacious, well-kept condo in a convenient southeast Calgary location. Book your showing today!