

\$299,000 - 1225, 6224 17 Avenue Se, Calgary

MLS® #A2116758

\$299,000

2 Bedroom, 2.00 Bathroom, 971 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Book your viewing today! Extensively renovated Unit #1225 is one of the LARGEST (1,191sf. = Unit 970sf. & Balcony 220sf.) UNITS in the complex and is available for possession immediately!

This TWO BEDROOM, TWO BATHROOM (OPPOSITE ends of the condo), 2ND FLOOR, END UNIT has: AMPLE STORAGE, a DEN, IN-UNIT WASHER/DRYER, NEW COMMERCIAL GRADE 25 STC VINYL FLOORING THROUGHOUT, ENCLOSED SUNROOM, NEW FIXTURES, NEW FAUCETS, NEW DOOR HANDLES (LOCK SETS), NEW THERMOSTAT, NEW SMOKE/CO2 DETECTORS, NEW ELECTRICAL RECEPTACLES AND NEW SLIDING PATIO DOOR!

For your convenience, the Condo comes with TWO HIGHLY COVETED ASSIGNED PARKING STALLS SIDE BY SIDE (Stalls 129 & 130), the low CONDO FEES INCLUDE ELECTRICITY and there is friendly and reliable ON SITE BUILDING MANAGEMENT! Max Purple City Centre, 87 & 440 Buses run along 17th Avenue SE.

Step inside to find a well-designed layout where the kitchen seamlessly integrates with the living area, ideal for both entertaining and everyday living. The bedrooms are strategically placed on opposite ends of the unit, providing optimal privacy (desirable for



roommates). The Primary suite is a true retreat, offering a WALK-THROUGH CLOSET and a LUXURIOUS FULL 4-PIECE ENSUITE BATH. Storage will never be an issue with both an IN-SUITE STORAGE ROOM / DEN and AN ADDITIONAL SEPARATE STORAGE SPACE off the enclosed patio. Indulge in outdoor relaxation and breathtaking views of Elliston Park from the enclosed 220-square-foot outdoor space, where windows can be opened to welcome the sunshine on warmer days. This residence offers the ultimate FRONT-ROW SEAT, an UNOBSTRUCTED VIEW of Elliston Park (Pond/Off Leash Dog Area) TO THE SPECTACULAR GLOBALFEST FIREWORKS COMPETITION, making it a coveted gem for those who appreciate both convenience and beauty. Don't miss this opportunity! This condo checks all the boxes: Large Corner Unit, Two Parking Stalls, Condo Fees include Electricity, Dishwasher and Bedrooms Opposite Each Other

Built in 2000

Essential Information

MLS® #	A2116758
Price	\$299,000
Sold Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	971
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1225, 6224 17 Avenue Se
Subdivision	Red Carpet
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X8

Amenities

Amenities	Elevator(s), Park, Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, Outside, Paved, Side By Side, Stall

Interior

Interior Features	Elevator, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 26th, 2024
Days on Market	5
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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