

# \$284,900 - 1204, 6224 17 Avenue Se, Calgary

MLS® #A2165235

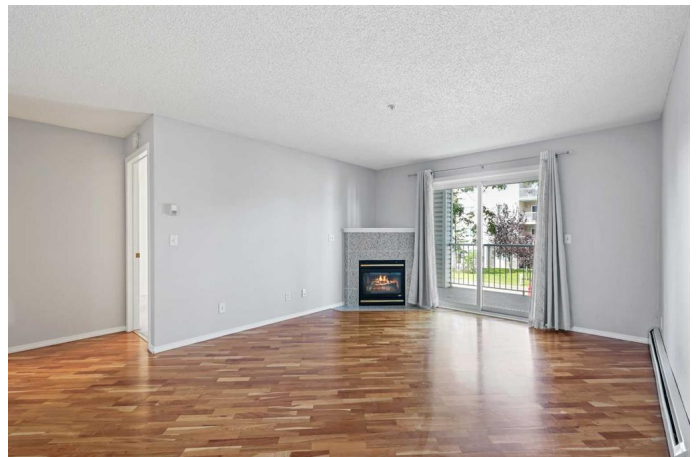
## \$284,900

2 Bedroom, 2.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Welcome to this must-have 2-bedroom, 2-bath condo in the highly sought-after Elliston Park. Situated on the second floor, this move-in ready unit features laminate flooring and a fresh, clean interior. The spacious living room opens up to a large, covered balcony, perfect for enjoying sunny days. The galley-style kitchen is equipped with newer appliances, updated countertops, ample storage, and a generously sized dining area. Designed in a California-style layout, the condo includes a well-sized master bedroom with a walk-through closet leading to a private ensuite bath. The spacious second bedroom and a 4-piece bathroom are conveniently located on the opposite side of the living room, providing privacy and separation. Additionally, there is a huge in-suite storage room for all your organizational needs. The Elliston Park complex boasts strong financial health and reasonable condo fees that cover all utilities, including heat, water, and electricity. Ideally located near Stoney Trail with a bus stop right across the street, this condo offers easy access to transportation and the renowned Elliston Park, home of the GlobalFest Fireworks. The vibrant neighbourhood features abundant green spaces, scenic walking paths, and convenient access to East Hills Shopping Centre, which houses Costco, Walmart, Cineplex, SportChek, and a wide array of dining options. Additionally, International Avenue is nearby, providing a rich selection of international



cuisine. Immediate possession is available, so you can enjoy your new home immediately. Don't miss out—schedule a viewing today!

Built in 1999

### Essential Information

MLS® #	A2165235
Price	\$284,900
Sold Price	\$280,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	849
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	1204, 6224 17 Avenue Se
Subdivision	Red Carpet
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X8

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Closet Organizers, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating	Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	September 14th, 2024
Date Sold	October 1st, 2024
Days on Market	15
Zoning	M-C2
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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