

# \$279,900 - 2318, 6224 17 Avenue Se, Calgary

MLS® #A2172328

**\$279,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Welcome to Elliston Park! This charming 3rd-floor unit features 2 bedrooms, 2 bathrooms, and a west-facing balcony perfect for enjoying stunning sunsets. The Elliston Park complex is ideally located just minutes from East Hills Shopping Centre, with access to Walmart, Costco, Cineplex, and a variety of shops and restaurants, all conveniently close to Stoney Trail. Inside, you'll find a spacious central dining and living area that opens onto the large balcony. On one side, there's the kitchen and the master bedroom with a walk-through closet and 4-piece ensuite. On the other side, the second bedroom, main bathroom, laundry, and a storage room complete the unit's practical layout. The bright kitchen includes white cabinetry with lower cabinets featuring pull-out shelves for easy access. Recent updates include all-new flooring throughout, freshly painted walls and ceiling, and an upgraded ensuite bathroom with an accessible sink. Additional shelving has been installed in both pantries and closets for added convenience. The unit also comes with an above-ground parking stall. This fantastic location is just steps from Elliston Park, with beautiful pathways around the lake, a playground, and close proximity to transit and all the amenities of 17th Avenue.

Built in 1996

## Essential Information



MLS® #	A2172328
Price	\$279,900
Sold Price	\$280,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	2318, 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	Stall

### Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 11th, 2024
Date Sold	October 21st, 2024
Days on Market	10
Zoning	M-C2
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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