

**2314, 6224 17 Avenue SE
Calgary, Alberta**

MLS # A2261872



\$244,999

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

****Open House Sun Oct 5 from 1-3pm**** Enjoy the convenience and comfort of titled underground parking, the beauty of unobstructed views, and the nature and relaxation of Elliston Park & all in one spot! Welcome to Elliston Park, where this spacious two-bedroom, one-bathroom condo has been immaculately maintained and is move-in ready. And the condo fees? They include all utilities & electricity, heat and water/sewer, making life so much easier. Step inside and you'll find a bright, open layout designed for both comfort and functionality. The kitchen offers ample cupboard and counter space, with a convenient pass-through that fills the room with light and keeps you connected to guests or the living area while you cook. Just off the kitchen, the dining space easily accommodates a full-sized table and flows seamlessly into the living room. A large sliding door opens to the covered balcony, the perfect spot to relax, entertain, or watch summer storms roll in. The primary bedroom is generously sized, complemented by a second bedroom, a full bathroom, and in-suite laundry for everyday convenience. This home also includes a titled underground parking stall with a storage locker. Located directly across from Elliston Park and Elliston Lake, you'll enjoy easy access to walking paths, picnic areas, playgrounds, and an off-leash dog park. With Stoney Trail and Deerfoot Trail just minutes away, commuting and amenities are always within reach. This condo offers exceptional value, a prime location, and stress-free living with all utilities included in the fees. Don't miss your chance to see it in person!