

**1412, 6224 17 Avenue SE
Calgary, Alberta**

MLS # A2282308

\$214,900



Division:	Red Carpet	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	994 sq.ft.	Age: 1999 (27 yrs old)
Beds:	2	Baths: 2
Garage:	Stall	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 626
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Movable counter in kitchen, ceiling mounted pot hanger in Kitchen, shelves in storage room

This large 2 bedroom, 2 bathroom unit, across from Elliston Park has tons of potential. Spacious and bright. It does need some TLC. Location is great. Close to bus stops, parks, shopping and major routes such as Stoney Trail and 17th Ave. Close to amenities. And the spectacular Elliston Park Fireworks show annually is not to be missed.