

**1317, 6224 17 Avenue SE
Calgary, Alberta**

MLS # A2284728



\$199,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Storage		

Inclusions: None

Welcome to this well-maintained 1 bedroom, 1 bathroom apartment in Red Carpet, offering incredible value and potential for both first-time buyers and savvy investors. Located in a well-managed complex across from Elliston Park—famous for its beautiful pathways and lake. This home combines comfort, convenience, and opportunity. As you step inside, you’ll find a spacious foyer with double closets leading to a bright, open layout. The unit features durable Vinyl Plank throughout (no carpet!) for easy upkeep. The galley kitchen provides plenty of counter space and functionality, making it ideal for everyday living. The generously sized bedroom ensures comfort and flexibility. This home offers an in-suite laundry and large storage room that could be used as Den/Office. Step outside to your private covered balcony offering a peaceful retreat. This pet-friendly complex features LOW CONDO FEES that include electricity, water, and heating. Located with quick access to Stoney Trail, East Hills Shopping Centre, Elliston Park, Chestermere Lake, Calgary Transit’s Max Purple line, and downtown transit options.