

**1112, 6224 17 Avenue SE
Calgary, Alberta**

MLS # A2209582



\$329,900

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,002 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, On Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 608
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	Natural Gas Paid, Electricity Paid For, Heating Paid For
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: FURNITURE IS NEGOTIABLE

A ONE-OF-ONE Main-Level Condominium nestled in Elliston Park on the Ammenity-Rich International Ave! Extensively Renovated throughout, #1112 - 6224 17 Avenue SE vaunts an IMPRESSIVE 1,002 SQUARE FEET of Living Space with 2 Large Bedrooms, 2 FULL Bathrooms, and includes an Assigned Parking Stall with additional street parking just off the rear balcony with its own private unit access. The interior features Luxury Vinyl Plank Flooring that merges the Living Room with Newly Painted Flat Ceilings, Dining Area, and a FULLY UPGRADED Kitchen with Quartz Countertops, Island with seating, and New Black Stainless Steel Appliances. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-Through Closet, and a Beautiful 4-Piece Ensuite with Tasteful Stone and Tile selections. A secondary Bedroom generous in size and a 4-Piece Bathroom with Porcelain Tile Walls, In-Suite Laundry, and Walk-In Pantry/Storage Room complete the unit's floorplan. Additional upgrades include Designer Lighting throughout as well as Fresh Interior Wall Paint. Superbly located across the street from the Lakeside Paths of Elliston Park and 68th Street Wetlands. Enjoy Prominent Shopping/Dining and Amenities in nearby East Hills Shopping Center and all along International Avenue. Easily accessible via Calgary Public Transit, and a convenient 15 minute drive to Downtown Calgary. Nearby access to Stoney Trail allow ease of commutes to either end of the city. Experience this impressive residence for yourself. Schedule a showing with your Favorite REALTOR® today!