



## 6224 17 Avenue Calgary Alberta

\$259,000

Welcome to this beautiful south-facing condo across from Elliston Park! Located minutes from East Hills Shopping Centre with stores and restaurants right by Stoney Trail. With 800 sqft, 2 large bedrooms, a 4 piece ensuite bath, and a second 4 piece bath. It features an open-concept dining and living room, and the open-concept kitchen is an ideal space for gatherings with family and friends. The fully enclosed private balcony/sunroom overlooks the park, which can be used all year for added storage or entertaining guests. Spacious primary bedroom with a walk-through closet leading to your private 4-piece ensuite. There's also another bedroom and a second 4-piece bathroom. The unit also includes the convenience of in-suite laundry. The unit comes with an underground/heated titled parking stall and an outdoor assigned parking stall. There is also an assigned storage locker underground in front of your parking stall. The condo complex is close to shopping, schools, major transportation routes, and a bus stop in front of the building. With board approval, cats/dogs under 25 lbs are allowed (no more than 2 pets). Seize the opportunity to own this well-maintained unit. Book a showing today! (id:6769)

Other 9.17 Ft x 11.42 Ft

Dining room 11.75 Ft x 12.33 Ft

Living room 15.33 Ft x 12.33 Ft

Primary Bedroom 11.08 Ft x 13.92 Ft

Other 7.33 Ft x 3.92 Ft

4pc Bathroom 7.33 Ft x 4.83 Ft

Storage 4.67 Ft x 6.25 Ft

Bedroom 11.67 Ft x 10.25 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

Other 19.25 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.thehowardteam.net/>



CIR

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)