



## 6224 17 Avenue Calgary Alberta

\$232,000

Welcome to this Beautiful 1 Bedroom and 1 Bathroom Condo within a well managed and cared for Complex is a gem and a special find. Located across from Elliston Park which is full of pathways and hosts the GlobalFest Fireworks event. When you enter this Beautiful Condo you will immediately notice the Large Foyer with double closets, and the bright openness of the unit which has Luxury Vinyl Plank and Laminate Flooring throughout (no carpet). The Updated Galley Kitchen features some BRAND NEW Appliances, and has lots of Counterspace. The Bedroom is surprisingly large at 13' x 11'5". There is a Storage Room off the entryway that is perfect for your extra items or to use as a Pantry. The Full Bathroom has an updated Vanity. The In-suite Laundry is close to the bedroom for extra convenience. The Covered Balcony is a great space to relax on as it faces residential housing with trees around. The parking stall is located just steps from the front lobby. Pets allowed with Board Approval. LOW CONDO FEES INCLUDE Electricity, Water, and Heating. Located with quick access to Stoney Trail, East Hills Shopping Centre, nearby Calgary Transit Max Purple line, and transit for easy downtown access. Don't miss this incredible opportunity! (id:6769)

Kitchen 7.50 Ft x 11.83 Ft

Living room 14.00 Ft x 12.58 Ft

Dining room 8.00 Ft x 12.58 Ft

Laundry room 3.83 Ft x 3.08 Ft

Primary Bedroom 13.00 Ft x 11.42 Ft

4pc Bathroom Measurements not available

Storage 4.50 Ft x 7.50 Ft

Other 7.67 Ft x 12.67 Ft

Listing Presented By:



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RE/MAX Rocky View Real Estate

<http://www.crystaladamo.com>

**RE/MAX Realty Professionals**

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