



# 6224 17 Avenue Calgary Alberta

\$249,000

This safe, quiet, clean and amazing top floor 2 bedroom, 2 bath unit is south facing with an enclosed balcony/sunroom giving you an additional 173 ft<sup>2</sup> of 3 season living space, making this almost 1150 ft<sup>2</sup>. This condo's budget friendly fees include heat and electricity. Spacious, bright and open, this apartment offers a wonderful view of Elliston Park/Lake where you can enjoy walking/bike paths, playgrounds, picnic areas, a rose garden and an off leash dog area. Shopping at East Village is mere minutes away and offers a Costco, Walmart and much more. Commuting is dream with city transit BRT/MAX routes running right out front from East Village to Downtown along International Ave. You'll also have quick and easy access to Stoney Tr and 17 Ave with your car. Topping it off is in-suite laundry and 2 above ground parking stalls making this one of the best values in Calgary. (id:6769)

Living room 12.50 Ft x 15.67 Ft  
Dining room 19.08 Ft x 11.75 Ft  
Kitchen 8.33 Ft x 11.50 Ft  
Sunroom 10.67 Ft x 20.25 Ft  
Storage 4.50 Ft x 2.83 Ft  
Storage 4.83 Ft x 6.33 Ft

Foyer 6.58 Ft x 8.42 Ft  
4pc Bathroom 4.92 Ft x 7.58 Ft  
Bedroom 10.25 Ft x 11.92 Ft  
Primary Bedroom 14.08 Ft x 11.33 Ft  
3pc Bathroom 4.92 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX IREALTY INNOVATIONS

<https://www.myagentincalgary.homes/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca