



6224 17 Avenue Calgary Alberta

\$330,000

****975 SQ.FT. + 175 SQ.Ft. SUNROOM | 2-BED | 2-BATH | HEATED UNDERGROUND PARKING | EXTRA STORAGE**** Welcome to this private and spacious main floor END UNIT with tasteful updates and a bright, open floorplan. This 2-bedroom, 2-bath home offers a seamless flow and is bathed in natural light from a large SOUTH-FACING WINDOW. It also includes an additional 175 sq.ft. ENCLOSED SUNROOM for extra living space. The MODERN KITCHEN offers plenty of storage and connects to the large dining area. Cozy up in your spacious living room in the evenings next to the GAS FIREPLACE and unwind at the end of the day in your large master bedroom featuring a WALK-IN CLOSET and 3-piece ENSUITE. You'll also find a second bedroom and 4-piece bath, providing ample space for family, guests, or a home office. Enjoy the convenience of IN-UNIT LAUNDRY and ADDITIONAL STORAGE. You'll love being next to Elliston Park, home to pathways, a playground, off-leash park, and a 20-hectare water retention pond. Plus, you'll have front row seats to the annual GLOBALFEST fireworks display! The community offers plenty of green spaces, walking paths, and nearby schools, with easy access to East Hills Shopping Centre, featuring COSTCO, Walmart, Cineplex, and a variety of retailers and restaurants. Affordable condo fees cover HEAT, WATER, and ELECTRICITY, and the property includes a TITLED UNDERGROUND PARKING stall, as well as ample visitor parking. Whether for yourself or as a great investment, this location's 15-minute drive to Downtown Calgary provides both convenience and city access. Don't miss out on this fantastic property! (id:6769)

3pc Bathroom 7.50 Ft x 5.00 Ft
 4pc Bathroom 7.67 Ft x 5.08 Ft
 Bedroom 11.83 Ft x 10.33 Ft
 Dining room 11.75 Ft x 19.08 Ft
 Foyer 8.67 Ft x 6.75 Ft

Kitchen 11.50 Ft x 8.83 Ft
 Living room 15.50 Ft x 12.50 Ft
 Primary Bedroom 11.33 Ft x 14.00 Ft
 Storage 6.33 Ft x 4.75 Ft
 Sunroom 19.92 Ft x 10.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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