



# 6224 17 Avenue Calgary Alberta

\$249,900

NEWLY RENOVATED 1 BEDROOM + OFFICE/DEN | LOW CONDO FEE INCLUDES ALL UTILITIES!!!! Welcome home to this spacious Newly Renovated 700+ sqft condoin SE Calgary. With a low condo fee of just \$391.58, it includes all your basic utilities such as heat, water, electricity, snow removal, insuranceand much more! This Modern condo comes with a fresh coat of paint. Newly updated Kitchen with build in dishwasher, Updated Washroom and Modern lighting fixtures with LED Lights. Professionally cleaned out making it ready to move in. This unit even comes with its very own laundry room and a stack of washer and dryer in unit! Situated right on 17th Ave. this location is unique and within walking distance to grocery stores like Walmart and even Costco.Ellison Park is just across the way, with easy access to downtown Calgary and only a 10-minute drive to the city of Chestermere and ChestermereLake. The open-concept floor plan is modern and private, making it a great investment for first-time homebuyers giving you sqft you typicallyfind in a 2 bedroom unit. This unit even comes with a private parking stall, in-unit laundry (washer and dryer), and an extremely large livingroom space. The primary bedroom is spacious enough to easily fit a king-size bed and a full washroom. The additional room can be used forstorage, as a den, or as an office space. Contact your realtor to book a showing today! (id:6769)

Den 7.92 Ft x 4.50 Ft  
 Kitchen 8.58 Ft x 7.50 Ft  
 Dining room 12.67 Ft x 8.75 Ft  
 Living room 12.67 Ft x 12.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft  
 Primary Bedroom 11.42 Ft x 15.25 Ft  
 Laundry room 3.08 Ft x 3.83 Ft  
 Other 12.75 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<https://www.mohitdhillon.com/>

**RE/MAX Realty Professionals**

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