



# 6224 17 Avenue Calgary Alberta

\$279,900

Welcome to Elliston Park! This charming 3rd-floor unit features 2 bedrooms, 2 bathrooms, and a west-facing balcony perfect for enjoying stunning sunsets. The Elliston Park complex is ideally located just minutes from East Hills Shopping Centre, with access to Walmart, Costco, Cineplex, and a variety of shops and restaurants, all conveniently close to Stoney Trail. Inside, you'll find a spacious central dining and living area that opens onto the large balcony. On one side, there's the kitchen and the master bedroom with a walk-through closet and 4-piece ensuite. On the other side, the second bedroom, main bathroom, laundry, and a storage room complete the unit's practical layout. The bright kitchen includes white cabinetry with lower cabinets featuring pull-out shelves for easy access. Recent updates include all-new flooring throughout, freshly painted walls and ceiling, and an upgraded ensuite bathroom with an accessible sink. Additional shelving has been installed in both pantries and closets for added convenience. The unit also comes with an above-ground parking stall. This fantastic location is just steps from Elliston Park, with beautiful pathways around the lake, a playground, and close proximity to transit and all the amenities of 17th Avenue. (id:6769)

Kitchen 8.50 Ft x 7.50 Ft  
 Dining room 12.17 Ft x 8.50 Ft  
 Living room 15.50 Ft x 12.08 Ft  
 Foyer 4.08 Ft x 4.08 Ft  
 Laundry room 3.67 Ft x 2.83 Ft

Storage 5.00 Ft x 3.92 Ft  
 Primary Bedroom 11.33 Ft x 11.17 Ft  
 Bedroom 11.17 Ft x 10.33 Ft  
 4pc Bathroom Measurements not available  
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Listing Presented By:



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