



## 6224 17 Avenue Calgary Alberta

\$225,000

Enjoy the convenience and comfort of TITLED UNDERGROUND PARKING, the beauty of unobstructed views, and the nature and relaxation of Elliston Park - all in one location! Welcome to Elliston Park, where this spacious two-bedroom, one-bathroom condo has been immaculately maintained and is move-in ready. And the condo fees? They include all utilities - electricity, heat and water/sewer, making life so much easier. Step inside and you'll find a bright, open layout designed for both comfort and functionality. The kitchen offers ample cupboard and counter space, with a convenient pass-through that fills the room with light and keeps you connected to guests or the living area while you cook. Just off the kitchen, the dining space easily accommodates a full-sized table and flows seamlessly into the living room. A large sliding door opens to the covered balcony, the perfect spot to relax, entertain, or watch summer storms roll in. The primary bedroom is generously sized, there is a second bedroom, a full bathroom, and in-suite laundry for everyday convenience. This home also includes a titled underground parking stall with a storage locker. Located directly across from Elliston Park and Elliston Lake, you'll enjoy easy access to walking paths, picnic areas, playgrounds, and an off-leash dog park. With Stoney Trail and Deerfoot Trail just minutes away, commuting and amenities are always within reach. This condo offers exceptional value, a prime location, and stress-free living with all utilities included in the fees. Don't miss your chance to see it in person! (id:6769)

Kitchen 7.92 Ft x 7.42 Ft

Dining room 9.08 Ft x 7.83 Ft

Living room 12.08 Ft x 16.17 Ft

Other 12.17 Ft x 8.17 Ft

Bedroom 10.67 Ft x 9.92 Ft

Primary Bedroom 11.83 Ft x 13.83 Ft

4pc Bathroom 5.00 Ft x 7.25 Ft

Storage 5.75 Ft x 4.00 Ft

Laundry room 3.00 Ft x 3.33 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

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**RE/MAX Realty Professionals**

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