

**6224 17 Avenue #1213, Calgary T2A7X8**

MLS® #: **A2155214** Area: **Red Carpet** Listing **08/08/24** List Price: **\$285,000**  
 Status: **Active** County: **Calgary** Change: **-\$15k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **844**  
 Low Sqft:  
 Ttl Sqft: **844**

DOM

**41**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Baseboard,Natural Gas** **Concrete,Vinyl Siding,Wood Frame**  
 Sewer:  
 Ext Feat: **Balcony,Other** Flooring:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings** Water Source:  
 Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Vinyl Windows** Fnd/Bsmt:  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 8`5"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 12`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`1" x 3`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`3" x 3`0"</b>	<b>Storage</b>	<b>Main</b>	<b>4`0" x 3`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`10" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$472**

**Fee Simple**

**M-C2**

Fee Freq:

**Monthly**

Legal Desc: **0012203**

Remarks

Pub Rmks: **Spacious 2-bedroom condo with 2 parking in Elliston Park. This second-floor unit is move in ready featuring laminate flooring and a freshly cleaned throughout. The oversize living room opens up onto a large, south facing balcony while the galley-style kitchen features white appliance package, ample work/storage space and good-sized dining room. Down the hall you will find a master bedroom, well-proportioned second bedroom, 4-piece bathroom and large in-suite storage room. Elliston Park is a 214-unit condo complex built in 2000 with good condo fees (including all utilities - heat, water and electricity) and strong financials. Conveniently located to Stoney Trail, transit (bus stop across the street) and Elliston Park home of the famous Global fest Fireworks. Immediate Possession Available**

Inclusions: **n/a**

Property Listed By: **Renzo Real Estate Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**