

**6224 17 Avenue #1207, Calgary T2A 7X8**

MLS®#: **A2164564**      Area: **Red Carpet**      Listing Date: **09/10/24**      List Price: **\$239,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 25-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1999**

Finished Floor Area  
 Abv Sqft: **719**  
 Low Sqft:  
 Ttl Sqft: **719**

DOM

**102**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Lighting**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	7`11" x 4`6"	Kitchen	Main	8`7" x 7`6"
Dining Room	Main	12`8" x 8`9"	Living Room	Main	12`8" x 12`11"
4pc Bathroom	Main	7`11" x 4`11"	Bedroom - Primary	Main	11`5" x 15`3"
Laundry	Main	3`1" x 3`10"	Balcony	Main	12`9" x 7`7"

Legal/Tax/Financial

Condo Fee: **\$392**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0012203**

Remarks

Pub Rmks: **NEWLY RENOVATED 1 BEDROOM + OFFICE/DEN | LOW CONDO FEE INCLUDES ALL UTILITIES!!!! Welcome home to this spacious Newly Renovated 700+ sqft condo in SE Calgary. With a low condo fee of just \$391.58, it includes all your basic utilities such as heat, water, electricity, snow removal, insurance and 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 Chestermere Lake. The open-concept floor plan is modern and private, making it a great investment for first-time homebuyers giving you sqft you typically find in a 2 bedroom unit. This unit even comes with a private parking stall (No. 188), in-unit laundry (washer and dryer), and an extremely large living room space. The primary bedroom is spacious enough to easily fit a king-size bed and a full washroom. The additional room can be used for storage, as a den, or as an office space. Contact your realtor to book a showing today!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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















