



THE
A-TEAM

**RE/MAX
FIRST**

6224 17 Avenue #2200, Calgary T2A 7X8

MLS® #: **A2165185**

Area: **Red Carpet**

Listing Date: **09/13/24**

List Price: **\$292,929**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **971**
Low Sqft:
Ttl Sqft: **971**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

99

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Insulated,Secured,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,Laminate Counters,Open Floorplan,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`6" x 12`4"
Kitchen	Main	11`6" x 8`4"
Bedroom	Main	10`5" x 9`5"
4pc Bathroom	Main	7`4" x 4`11"
Storage	Main	6`4" x 4`10"
Storage	Main	4`5" x 2`10"

Room	Level	Dimensions
Dining Room	Main	11`9" x 9`7"
Bedroom - Primary	Main	13`10" x 11`2"
4pc Ensuite bath	Main	7`4" x 4`10"
Laundry	Main	33`3" x 3`0"
Foyer	Main	8`6" x 3`7"
Sunroom/Solarium	Main	11`4" x 10`8"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$633

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: **0012203**

Remarks

Pub Rmks: **Welcome to this bright and spacious 2-bedroom, 2-bath condo across from Elliston Park. Situated on the second floor, this generously sized 971 sq. ft. unit features Brand-New Flooring and Fresh Paint throughout. Enjoy a serene enclosed sunroom with expansive windows offering a delightful view of Elliston Park, where you can experience the spectacular GlobalFest fireworks each summer. The open floor plan connects the living, dining, and kitchen areas, creating a seamless flow filled with natural light. This condo features insuite laundry, insuite storage, two oversized bedrooms, with the primary suite featuring a walk-in closet and an ensuite bathroom. The large sunny enclosed balcony provides additional storage room, and there's a third storage locker conveniently located right at your titled underground parking spot. The vibrant neighborhood offers plentiful green spaces, walking paths, and proximity to the East Hills Shopping Centre, which includes Costco, Walmart, Cineplex, SportChek, and a variety of dining options. International Ave is also nearby, offering a diverse range of international cuisine. With heat, water, and electricity included in the affordable condo fees. Stairs right next to your door and walk down 2 levels to your parking spot right in front of the exit! This unit is perfect for immediate move-in or as a prime investment opportunity. Located just minutes from downtown and the Ring Road, this sought-after gem is an excellent choice for 2024.**

Inclusions: **NONE**

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

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









