



THE
A-TEAM

**RE/MAX
FIRST**

6224 17 Avenue #1112, Calgary T2A 7X8

MLS®#: **A2175395** Area: **Red Carpet** Listing Date: **10/25/24** List Price: **\$330,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,002**
 Low Sqft:
 Ttl Sqft: **1,002**

DOM

39
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: **Additional Parking,On Street,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities: **Natural Gas Paid,Electricity Paid For,Heating Paid For,Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 7`5"	4pc Ensuite bath	Main	9`7" x 8`0"
Bedroom	Main	14`4" x 11`3"	Dining Room	Main	10`1" x 12`8"
Kitchen	Main	7`11" x 11`8"	Living Room	Main	12`4" x 12`4"
Bedroom - Primary	Main	16`8" x 11`4"			

Legal/Tax/Financial

Condo Fee: **\$553** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **0012203**

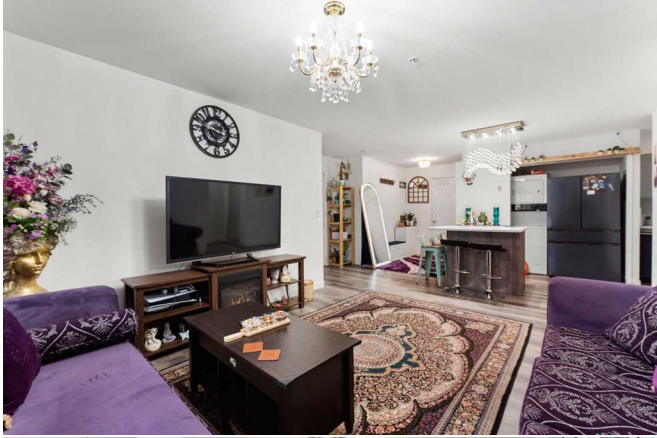
Remarks

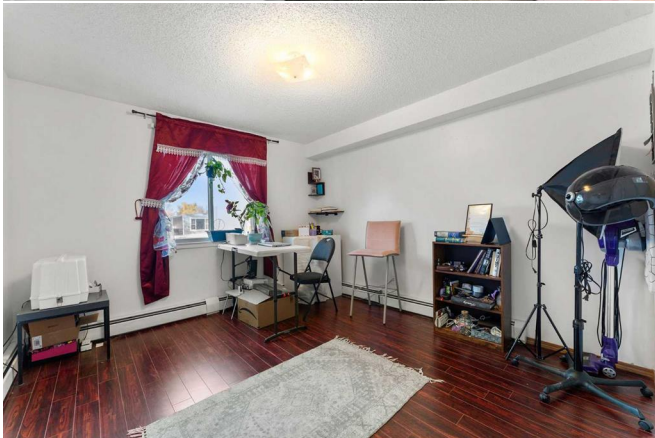
Pub Rmks: **** OPEN HOUSE SATURDAY, NOVEMBER 9TH FROM 1-4 PM ** A One-Of-One Main-Level Condominium nestled in Elliston Park on the Ammenity-Rich International Ave. Extensively Renovated throughout, #1112 - 6224 17 Avenue SE vaunts an impressive 1,002 Square Feet of Living Space with 2 Large Bedrooms, 2 FULL Bathrooms, and includes an Assigned Parking Stall with additional street parking just off the rear balcony with its own private unit access. The interior features Luxury Vinyl Plank Flooring that merges the Living Room with Newly Painted Flat Ceilings, Dining Area, and a Fully Upgraded Kitchen with Quartz Countertops, Island with seating, and New Black Stainless Steel Appliances. An Owner's Retreat is comprised of a spacious Bedroom, a Walk-Through Closet, and a Beautiful 4-Piece Ensuite with Tasteful Stone and Tile selections. A secondary Bedroom generous in size and a 4-Piece Bathroom with Porcelain Tile Walls, In-Suite Laundry, and Walk-In Pantry/Storage Room complete the unit's floorplan. Additional upgrades include Designer Lighting throughout as well as Fresh Interior Wall Paint. Superbly located across the street from the Lakeside Paths of Elliston Park and 68th Street Wetlands. Enjoy Prominent Shopping/Dining and Amenities in nearby East Hills Shopping Center and all along International Avenue. Easily accessible via Calgary Public Transit, and a convenient 15 minute drive to Downtown Calgary. Nearby access to Stoney Trail allow ease of commutes to either end of the city. Experience this impressive residence for yourself. Schedule a showing with your Favorite REALTOR® today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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









6224 17 Ave SE, Calgary, AB

Main Floor Interior Area 1502.33 sq ft



PREPARED: 2024/10/16



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.