



THE
A-TEAM

**RE/MAX
FIRST**

6224 17 Avenue #2413, Calgary T2A 7X8

MLS® #: **A2178772**

Area: **Red Carpet**

Listing Date: **11/14/24**

List Price: **\$295,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

7

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Baseboard, Hot Water**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Laminate Counters, No Smoking Home, See Remarks, Storage, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`0" x 8`0"	Dining Room	Main	9`0" x 8`0"
Living Room	Main	13`0" x 12`0"	Balcony	Main	12`0" x 8`6"
Bedroom - Primary	Main	12`0" x 12`0"	Bedroom	Main	10`6" x 10`6"
4pc Bathroom	Main	7`0" x 4`6"			

Legal/Tax/Financial

Condo Fee:
\$530

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **0012203**

Remarks

Pub Rmks: **PRIME UNOBSTRUCTED VIEWS OF ELLISTON PARK!! This over 800 sq ft TOP FLOOR 2 BEDROOM/1 BATH condo is one of the few units to have TITLED UNDERGROUND PARKING and a separate STORAGE UNIT. Enjoy the convenience of never shovelling off your car in the Alberta winters and having direct access to your condo without stepping a foot outside. The contemporary design shines with a super functional layout connecting the kitchen/living spaces and featuring new stainless steel appliances. Watch the Globalfest fireworks or the sunsets at Elliston while you BBQ on your covered large top floor balcony. ALL UTILITIES ARE INCLUDED (heat, water electricity) in the low monthly condo fee. With the East Hills Shopping Centre nearby (think Walmart, Costco, Cineplex, Petsmart, Dollarama and dining/shopping amenities) the unit has everything you could need in close proximity. Also try International Avenue for some new and exciting dining options! If you like walking trails or green spaces there are plenty, and mass transit or major roadways are easily accessible too. This 2 bedroom unit is the perfect investment to start your new future today!!**

Inclusions:
Property Listed By: **Portable A/C Art & mirrors
First Place Realty**

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







