

**1114, 6224 17 Avenue SE**  
**Calgary, Alberta**
**MLS # A2216870**

**\$285,000**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 519
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	T2A 7X8
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Location, location, location. This main floor two bedroom condo has everything that you need. Freshly painted throughout, newer renovated bathroom, floors and appliances. Boasting two large bedrooms, this open floor condo is located close to green space and offers easy access to Stoney Trail while being 15 minutes away from downtown Calgary. Shop nearby at East Hills Shopping Centre (Costco, Walmart, Cineplex) and a variety of dinning options. The affordable maintenance fee includes all your utilities (heat, water and electricity) never pay another bill. Dedicated parking space as well as street parking right outside this main floor unit. Excellent for someone starting out, downsizing or as an investment property.