



GRASSROOTS
REALTY GROUP

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2223, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2295949



\$265,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 613
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions:	N/A
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Welcome home to this well maintained 2-bedroom, 2-bath condo with in suite storage offering a perfect blend of style and convenience. Thoughtfully updated with new flooring, countertops, washer, dryer, and dishwasher, this bright, open-concept home features sleek extended-height white cabinetry, a modern glass tile backsplash, and ample pot and pan drawers, along with a built-in microwave hood fan. The inviting living area is anchored by a cozy corner gas fireplace and opens to a large, balcony perfect for relaxing or entertaining. The spacious primary bedroom includes a walk-in closet and 4-piece ensuite, while the second bedroom is ideally located on the opposite side for added privacy, adjacent to the main 4-piece bath. Additional highlights include in-suite laundry, a convenient storage room, front hall closet, heated underground titled parking, and a separate storage locker. Enjoy easy access to downtown with express transit nearby and close proximity to East Hills Shopping Centre, making this an ideal home for first-time buyers, professionals, or downsizers. Come check out this updated r,eady to move in, easy to show place to call home.