



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2222, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2321668



\$215,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: -

Features: No Animal Home

Water: -

Sewer: -

Condo Fee: \$ 549

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: N/A

Remarkable value in the accessible community of Red Carpet — welcome to Elliston Park Condos! This move-in ready 2 bedroom, 2 bathroom second floor condo is vacant and available for quick possession. Just steps from Elliston Park, you'll love the west-facing balcony overlooking green space, offering a more private and enjoyable outdoor setting to take in the beautiful evening sun. Inside, the open galley-style kitchen and spacious living & dining areas create a functional layout for both everyday living and entertaining. The generous primary bedroom easily accommodates a king-sized bed and features its own private ensuite, while the second bedroom and full bathroom provide flexibility for guests, family members, or a home office. Complete with one assigned parking stall and all utilities included within the monthly condo fees, this unit presents an excellent opportunity for first-time buyers, downsizers, or investors seeking affordability, convenience, and a location close to transit, shopping, major roadways, and everyday amenities. Whether you're looking for your first home, a low-maintenance lifestyle, or a turnkey investment property, unit #2222 checks all the boxes. Don't miss your opportunity to own this park-side gem, at an exceptional price point!