

# \$299,900 - 2402, 6224 17 Avenue Se, Calgary

MLS® #A2213105

**\$299,900**

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Attention investors, first-time buyers, and smart shoppers! This bright and spacious 4th-floor condo boasts over 900 sq/ft of comfortable, well-designed living space. Featuring 2 bedrooms and 2 full bathrooms, including a generous primary suite with its own private 4-piece ensuite, this home offers both functionality and style. The open-concept layout is complemented by ample in-unit storage, plus extra space in the secure underground parkade.

Enjoy year-round comfort with in-suite laundry, a cozy fireplace for those crisp winter nights, and your own private balcony with unobstructed views of Elliston Park—the perfect spot to relax on warm summer evenings. Even better? You™ will have front-row seats to the spectacular GlobalFest fireworks show, all from the comfort of your balcony!

Added value? Absolutely. You™ will get not one, but TWO parking spots—one heated underground and the other conveniently located right outside the building. The complex is quiet, secure, and equipped with security cameras for added peace of mind.

And the best part? All utilities—heat, water, and electricity—are included in the condo fees! Just move in and start enjoying stress-free living.



This gem is priced to move—act fast before it's gone!

Built in 1999

### Essential Information

MLS® #	A2213105
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2402, 6224 17 Avenue Se
Subdivision	Red Carpet
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X8

### Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Heated Garage, Off Street, Titled, Underground, Additional Parking, Assigned, Secured, Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	April 18th, 2025
Days on Market	14
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX Complete Realty
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