

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

MLS® #A2213105

**\$299,900**

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

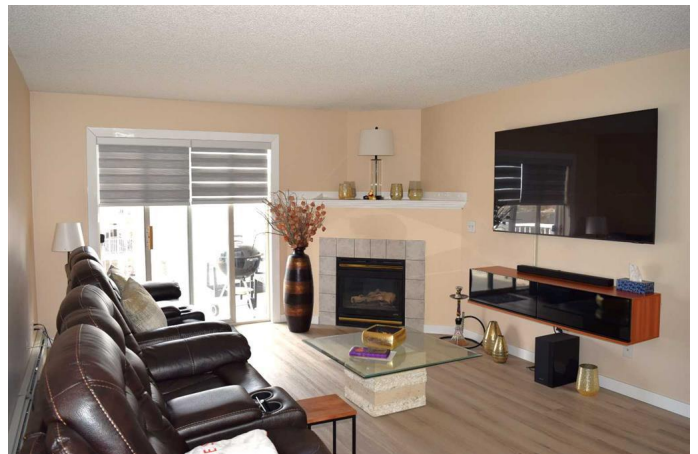
Red Carpet, Calgary, Alberta

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™ll have front-row seats to the spectacular GlobalFest fireworks show, all from the comfort of your balcony!

Added value? Absolutely. You™ll 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 | 18               |
| Zoning         | M-C2             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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