

# \$269,800 - 2416, 6224 17 Avenue Se, Calgary

MLS® #A2225721

**\$269,800**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Welcome to this bright and cheerful top-floor 2-bedroom condo, offering nearly 850 sq ft of thoughtfully designed living space and the comfort of heated, titled underground parking—no more scraping snow off your car in the winter!

This modern unit features a smart, open-concept layout, seamlessly connecting the kitchen and living areas. The bedrooms are ideally situated on opposite sides of the living room, each with access to a dedicated bathroom—perfect for privacy and shared living arrangements.

Your low monthly condo fee includes all utilities that is electricity, along with heat and water—adding to the ease and affordability of ownership.

Enjoy the perks of being close to East Hills Shopping Centre, with convenient access to Costco, Walmart, Cineplex, Petsmart, Dollarama, and a variety of dining and retail options. Looking for something unique? Head to International Avenue for an array of global cuisines.

Relax on your spacious, covered balcony and take in gorgeous sunsets or GlobalFest fir. Explore nearby Elliston Park, walking trails, and green spaces. With quick access to major roadways and public transit, getting around is a breeze.



Whether you're a first-time buyer, downsizer, or investor, this well-located, move-in-ready unit offers the perfect combination of style, convenience, and value. Start your next chapter here!

Built in 1999

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225721          |
| Price          | \$269,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 846               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2416, 6224 17 Avenue Se |
| Subdivision | Red Carpet              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 7X8                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Visitor Parking, Storage, Trash |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Pantry, |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Storage  |
| Appliances      | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating         | Radiant  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| # of Stories    | 4  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Lighting        |
| Lot Description   | Other                    |
| Roof              | Asphalt                  |
| Construction      | Vinyl Siding, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 19             |
| Zoning         | M-C2           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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