

# \$279,000 - 2402, 6224 17 Avenue Se, Calgary

MLS® #A2232604

## \$279,000

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Calling all savvy buyers, investors, and first-time homeowners—this is the opportunity you’ve been waiting for! Welcome to this sun-filled, top-floor gem offering over 900 sq/ft of smartly designed living space, perfectly blending comfort, functionality, and incredible views.

Inside, you'll find 2 large bedrooms and 2 full bathrooms, including a private primary suite with a 4-piece ensuite that’s ideal for unwinding at the end of the day. The open-concept layout is perfect for entertaining or relaxing, and there’s tons of in-unit storage—plus a separate locker in the secure underground parkade.

Cozy up to the gas fireplace in winter, or step out onto your private balcony and soak in the unobstructed views of Elliston Park. Summer nights just got better—with front-row seats to the GlobalFest fireworks right from your own balcony.

Extras? Oh yes—you get TWO PARKING stalls: one heated underground and one surface spot just steps from the entrance. Plus, enjoy in-suite laundry, security camera monitoring, and a quiet, well-managed building where ALL your UTILITIES (heat, water, electricity) are INCLUDED in the condo fees.

Whether you're investing, downsizing, or just getting started, this move-in-ready unit is



priced to sell”and it won’t last long.

Act fast and make this spectacular condo  
yours today!

Built in 1999

**Essential Information**

MLS® #	A2232604
Price	\$279,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	929
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Penthouse
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	Stall, Underground, Additional Parking, Assigned, Heated Garage, On Street, Titled

**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	June 19th, 2025
Days on Market	3
Zoning	M-C2

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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