

**2402, 6224 17 Avenue SE**  
**Calgary, Alberta**

**MLS # A2213105**



**\$299,900**

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	929 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Heated Garage, Off Street, Secured, Stall, Title		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

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!