

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

**MLS # A2232604**



## \$279,000

<b>Division:</b>	Red Carpet		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<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, On Street, Stall, Titled, Underground		
<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

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!