

# \$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, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry,
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	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	23
Zoning	M-C2

## Listing Details

Listing Office	CIR Realty
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