

# \$289,000 - 1320, 6224 17 Avenue Se, Calgary

MLS® #A2217881

**\$289,000**

2 Bedroom, 2.00 Bathroom, 851 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

Attention investors, first-time buyers, and smart shoppers! This bright and spacious 3rd-floor condo offers over 850 sq/ft of well-laid-out living space. With 2 bedrooms and 2 full bathrooms—including a large primary suite with its own private 4-piece ensuite—this unit strikes the perfect balance of comfort and functionality.

The open-concept layout flows nicely, and you'll love the convenience of in-suite laundry, a cozy fireplace for those colder nights, and a private balcony that looks directly out over Elliston Park. It's the ideal spot to relax on warm summer evenings—and during GlobalFest, enjoy a front-row seat to the fireworks show without ever leaving home.

There's plenty of in-unit storage, plus you also get two parking stalls—an added bonus that's hard to come by. The building is quiet, well-managed, and has security cameras for extra peace of mind.

Commuting is a breeze with easy access to transit and nearby rapid transit routes—whether you're heading downtown, to work, or exploring the city, getting around couldn't be easier.

And yes, all utilities—heat, water, and electricity—are included in the condo fees, making day-to-day life that much simpler. Whether you're a first-time buyer or looking for



a solid investment, this one is a great value  
and priced to moveâ€”donâ€™t miss it!

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2217881          |
| Price          | \$289,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 851               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1320, 6224 17 Avenue Se |
| Subdivision | Red Carpet              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 7X8                 |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Assigned, Stall        |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Laminate Counters, See Remarks, Storage |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer          |
| Heating           | Baseboard                                                                     |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 9             |
| Zoning         | M-C2          |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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