

# \$244,999 - 2314, 6224 17 Avenue Se, Calgary

MLS® #A2261872

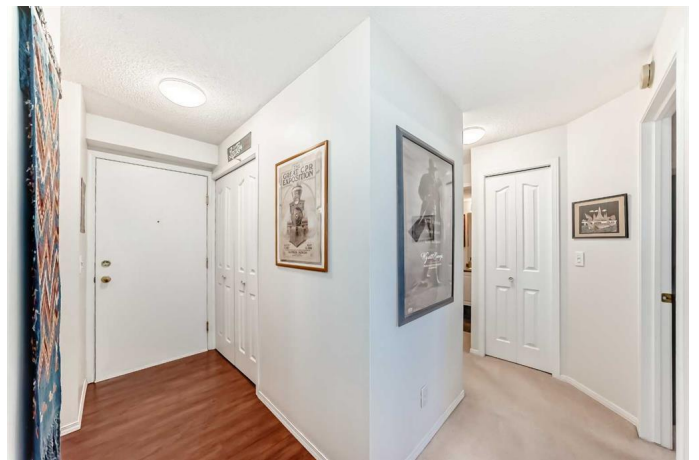
**\$244,999**

2 Bedroom, 1.00 Bathroom, 848 sqft

Residential on 0.00 Acres

Red Carpet, Calgary, Alberta

open house Sun Oct 19 from 2 to 3pm\*\* Enjoy the convenience and comfort of titled underground parking, the beauty of unobstructed views, and the nature and relaxation of Elliston Park â€” all in one spot! Welcome to Elliston Park, where this spacious two-bedroom, one-bathroom condo has been immaculately maintained and is move-in ready. And the condo fees? They include all utilities â€” electricity, heat and water/sewer, making life so much easier. Step inside and youâ€™ll find a bright, open layout designed for both comfort and functionality. The kitchen offers ample cupboard and counter space, with a convenient pass-through that fills the room with light and keeps you connected to guests or the living area while you cook. Just off the kitchen, the dining space easily accommodates a full-sized table and flows seamlessly into the living room. A large sliding door opens to the covered balcony, the perfect spot to relax, entertain, or watch summer storms roll in. The primary bedroom is generously sized, complemented by a second bedroom, a full bathroom, and in-suite laundry for everyday convenience. This home also includes a titled underground parking stall with a storage locker. Located directly across from Elliston Park and Elliston Lake, youâ€™ll enjoy easy access to walking paths, picnic areas, playgrounds, and an off-leash dog park. With Stoney Trail and Deerfoot Trail just minutes away, commuting and amenities are always within reach. This condo offers



exceptional value, a prime location, and stress-free living with all utilities included in the fees. Don't miss your chance to see it in person!

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261872          |
| Price          | \$244,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 2314, 6224 17 Avenue Se |
| Subdivision | Red Carpet              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 7X8                 |

**Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Titled, Underground          |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                               |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Hot Water                                                                                    |

|              |      |
|--------------|------|
| Cooling      | None |
| # of Stories | 4    |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| Zoning         | M-C2              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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