

2217, 6224 17 Avenue SE
Calgary, Alberta

MLS # A2185297



\$232,000

Division:	Red Carpet		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	719 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 430
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to this well-maintained 1 bedroom, 1 bathroom condo in Red Carpet, offering incredible value and potential for both first-time buyers and savvy investors. Located in a well-managed complex across from Elliston Park—famous for its beautiful pathways and the iconic GlobalFest Fireworks event—this property combines comfort, convenience, and opportunity. As you step inside, you'll find a spacious foyer with double closets leading to a bright, open layout. The unit features durable Luxury Vinyl Plank and laminate flooring throughout (no carpet!) for easy upkeep. The galley kitchen provides plenty of counter space and functionality, making it ideal for everyday living or as a rental-ready space. The generously sized bedroom ensures comfort and flexibility, while the in-suite laundry adds convenience. A practical storage room near the entry is perfect for extra belongings or pantry use. The clean, functional bathroom completes the space. Step outside to your private covered balcony, overlooking a quiet residential area with mature trees—offering a peaceful retreat. The assigned parking stall is located just steps from the building's main entrance, adding to the convenience. This pet-friendly complex (with board approval) features LOW CONDO FEES that include electricity, water, and heating, making it an attractive option for investors seeking a low-maintenance rental property or first-time buyers looking to get into the market. Located with quick access to Stoney Trail, East Hills Shopping Centre, Calgary Transit's Max Purple line, and downtown transit options, this property is positioned for lifestyle convenience and commuting ease. Whether you're looking to invest in Calgary's growing market or find a cozy place to call home, this unit is an exceptional opportunity. Book your showing today!