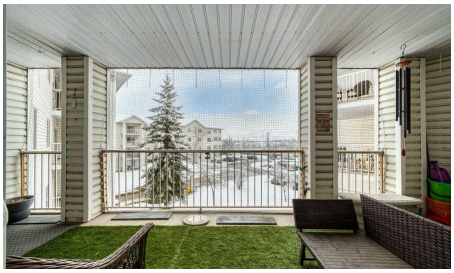
1305 6224 17 Avenue SE

Calgary | Active | MLS® A2359475

$279,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1999**	**1,366 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

The largest condo for sale in the building, the largest balcony, and a front-row view of Elliston Park. Welcome to Unit 1305 on the third floor in Calgary's Red Carpet community. Start your day with coffee in the morning sun on the oversized southeast-facing balcony, with room for an outdoor dining table and lounge seating. Best view in the building!

Inside, two bedrooms, two bathrooms, and a dedicated home office give you space to work, relax, and host. Gather around the electric fireplace, unwind in the soaker tub in the renovated primary ensuite, and enjoy thoughtful updates including Brazillion granite kitchen countertops with river rock designs, luxury vinyl plank flooring, replaced living room windows, and a smart washer and dryer installed in 2026.

Elliston Park and its playground are right across the street, with restaurants, coffee, shopping, and transit within walking distance. The monthly condo fee includes heat, electricity, water, and sewer. Book your private showing and come see the view for yourself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359475
Bedrooms	2
Bathrooms	2
Year Built	1999
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,366 sq. ft.
Condo Fee:	$822.08

Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Southeast
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1999 (Age: 27)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0012203
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1

Fireplace Details:	Electric
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Elliston Park
Community:	Red Carpet
Amenities:	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	See Appliances
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 20'2" × 14'1" ·
Main Floor	Bedroom · 14'9" × 12'5" ·
Main Floor	Office · 11'4" × 10' ·
Main Floor	Living Room · 17'11" × 16'10" ·
Main Floor	Kitchen · 14'10" × 13'2" ·
Main Floor	Dining Room · 8'1" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Deck
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone E
Zoning:	M-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1305-6224-17-avenue-se-calgary-a2359475/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.