



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #2708, Calgary T2N 0Y1**

MLS® #: **A2099909**

Area: **Downtown  
Commercial Core  
Calgary**

Listing Date:  
Change: **01/04/24  
+\$9k, 24-Apr**

List Price: **\$214,000**  
Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
1980**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **504**  
Low Sqft:  
Ttl Sqft: **504**

Access:  
Lot Feat:  
Park Feat: **None**

DOM

**136**  
Layout  
Beds: **0**  
Baths: **1.0 (1 0)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 8`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`1" x 16`11"</b>
<b>Storage</b>	<b>Main</b>	<b>7`8" x 5`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`7"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>30`2" x 11`5"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$404**

**Fee Simple**

**CR20-C20/R20**

Fee Freq:

**Monthly**

Legal Desc:

**9312374**

Remarks

Pub Rmks:

**While working from home, either enjoy the stunning views of the Bow River and of the city from floor-to-ceiling windows, OR work in the calmness of Indoor Devonian Gardens by taking a short comfortable walk via the fully heated Plus 15 corridor (even during chilly winter months.) and take lunch break in the fancy multicuisine TD Food Court. A short walk from the building, you reach the New Age Library, Olympic Plaza, TELUS Convention Center, Stampede Grounds, trendy East Village, and scenic biking paths around Prince's Island Park. It has a walking score of 90/100 and is surrounded by remarkable restaurants, cultural activities, theaters, and more. The building has a well-equipped exercise room, sauna, squash court, and a rooftop patio. And the best part, with one of most spacious balconies in the city, it has the condo fee of just \$400. Unit is rented for a year at 1800/month plus electricity with lease ending Feb. 2025. Buyer needs to assume the tenant. Unit is sold as furnished. NOTE: Photo number 16 is a virtual photoshopped image.**

Inclusions:

**N/A**

Property Listed By:

**URBAN-REALTY.ca**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











