



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #2906, Calgary T2G 4Z9**

MLS® #: **A2102644**

Area: **Downtown  
Commercial Core  
Calgary**

Listing Date: **01/19/24**  
Change: **None**

List Price: **\$399,900**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Calgary**  
City/Town: **1980**

Lot Information

Year Built:  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,384**  
Low Sqft:  
Ttl Sqft: **1,384**

DOM

**121**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Penthouse**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Covered,Oversized,Parkade,See Remarks,Stall,Tandem,Underground**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Refrigerator,Window Coverings**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 8`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`3" x 16`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`9" x 8`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`3" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>16`3" x 13`7"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>13`9" x 8`5"</b>
<b>Storage</b>	<b>Upper</b>	<b>11`10" x 5`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$1,213**

**Fee Simple**

**CR20-C20/R20**

Fee Freq:

**Monthly**

Legal Desc:

**9312374**

Remarks

Pub Rmks:

**Welcome to penthouse living within vibrant Downtown/inner-city at an affordable price! Enjoy the luxury of having over 1,380 of living space across 2 floors with an open floorplan that is well laid out. As you walk in, the renovated kitchen greets you with updated appliances, sleek granite countertops (also in the bathrooms), & shaker cabinetry. From here, you are directly connected to the vast living room & dining area that emphasizes the spaciousness of this unit. Have the flexibility to re-configure this spot to your own liking - have the freedom to add things like a workstation, reading corner, a spot for your musical pursuits, or all of the above! Nicely framing all of this are the large picture windows & access to the full length balcony that showcase the unobstructed panoramic Downtown view that also includes the Bow River. Completing this floor is a walkthrough coat closet & half bathroom. As you retreat to the private quarters on the 2nd floor, there are 2 large bedrooms (the master bedroom has a concealed walk in closet), both of which also have prime views of Downtown & newer windows. Nearby, the roomy foyer leads to a bonus room that could easily be used as a home office space or storage room while an updated full 4 piece bathroom top things off. Additional features include laminate flooring throughout the main floor with high quality carpet upstairs & 2 tandem indoor parking spots that are close to the elevator! Beyond the unit, the recently refreshed building offers an updated lobby, elevators, common areas, & an on-site building manager office, while the 5th floor has an exercise room, sauna, squash court/basketball hoop, & outdoor terrace. Be spoiled by the great central location; enjoy the convenience of having other parts of Downtown, Chinatown, the award winning new Central Library, East Village, & Stephen Ave all a short walk away. Close access to the LRT (free fare zone within the Downtown corridor) & Bow River pathways means you can stay active while staying connected to other popular areas. Come view this well rounded condo today!**

Inclusions:

**None**

Property Listed By:

**RE/MAX iRealty Innovations**

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









