



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #2912, Calgary T2G4Z9**

MLS® #: **A2113086**

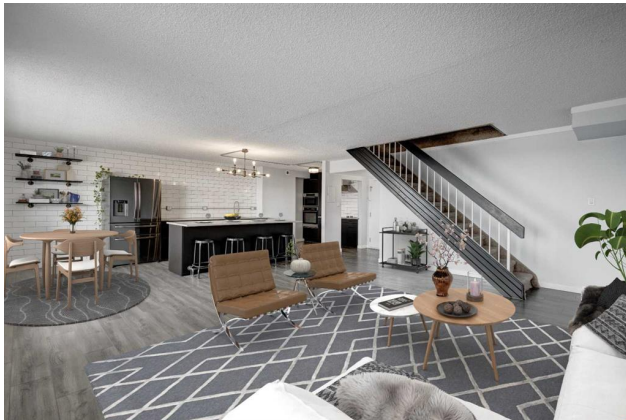
Area: **Downtown  
Commercial Core**  
County: **Calgary**

Listing Date: **04/19/24**  
Change: **None**

List Price: **\$396,900**

Association: **Fort McMurray**

Status: **Active**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,355**  
Low Sqft:  
Ttl Sqft: **1,355**

Access:  
Lot Feat:  
Park Feat:

**Parkade, Underground**

DOM

**30**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **Penthouse**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Other, Refrigerator, See Remarks, Window Coverings**  
Int Feat: **Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`0" x 19`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`4"</b>
<b>Loft</b>	<b>Second</b>	<b>17`5" x 12`6"</b>
<b>Storage</b>	<b>Second</b>	<b>3`2" x 11`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 26`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 17`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 17`3"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 11`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,195**

Title:  
**Fee Simple**

Zoning:  
**CR20-C20/R20**

Legal Desc:	9312374	Fee Freq: Monthly	Remarks
Pub Rmks:	Spectacular downtown PENTHOUSE!!! Expansive and renovated, this city home boasts 1356 square feet of living space, spread over two floors. The massive patio spans the entire length of the first floor: with both City Skyline and Bow River views. The home has gone through a complete renovation. Featuring a New Kitchen and Appliances, Renovated Bathrooms, Updated Light Fixtures, Patio Flooring and additional detailing throughout. The home features multiple in suite storage spaces, two tandem style parking spaces and washer/dryer installation is possible for this unit. The building features luxury amenities including a sauna, gym and racquetball courts. Condo fees include concierge/security, management fees, reserve fund contributions, maintenance, heat, insurance, water and snow removal. They are relatively standard for a downtown city home of this size and a building with these amenities. Pet friendly with board approval (dogs under 10 kilos).		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

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















