



THE
A-TEAM

**RE/MAX
FIRST**

221 6 Avenue #412, Calgary T2G 4Z9

MLS®#: **A2126726**

Area: **Downtown
Commercial Core
Calgary**

Listing Date:
04/27/24
Change: **None**

List Price: **\$224,900**

Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential
Apartment
Calgary
1980**

Lot Information
City/Town:
Year Built:
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **705**
Low Sqft:
Ttl Sqft: **705**

DOM

22
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings**
Int Feat: **Laminate Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`2" x 14`8"	4pc Bathroom	Main	8`4" x 5`0"
Bedroom - Primary	Main	16`0" x 10`11"	Kitchen With Eating Area	Main	7`10" x 10`10"

Storage	Main	6`0" x 4`8"	Legal/Tax/Financial
Condo Fee: \$551		Title: Fee Simple Fee Freq: Monthly	Zoning: CR20-C20/R20
Legal Desc:	9312374		Remarks
Pub Rmks:	Downtown living with nice view, welcome to this spacious apartment unit in convenient Rocky Mountain Court. It features 1 covered parking stall, new paint, and huge balcony with view. It has 1 big bedroom, 4 pieces full bathroom, large living room with large windows, large storage area, and functional kitchen and eating area. Rocky Mountain Court building also has on site concierge and security staffs, fitness gym, squash court, and steam room. It closes to LRT station, restaurants, public library, Superstore, and shopping. ** 412 221 6 Ave SE **		
Inclusions:	N/A		
Property Listed By:	Century 21 Bravo Realty		

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







