

221 6 Avenue #907, Calgary T2G 4Z9

MLS® #: **A2149941** Area: **Downtown Commercial Core** Listing Date: **07/16/24** List Price: **\$233,888**
 Status: **Active** County: **Calgary** Change: **-\$5k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1980**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **723**
 Low Sqft:
 Ttl Sqft: **723**

DOM
62
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: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 14`4"	Dining Room	Main	8`0" x 6`1"
Kitchen With Eating Area	Main	9`0" x 7`11"	Bedroom - Primary	Main	14`1" x 11`2"
4pc Bathroom	Main	8`8" x 4`1"	Storage	Main	6`2" x 5`4"
Foyer	Main	8`2" x 6`1"	Balcony	Main	27`0" x 8`0"

Legal/Tax/Financial

Condo Fee: **\$598** Title: **Fee Simple** Zoning: **CR20-C20/R20**

Fee Freq:
Monthly

Legal Desc: **9312374**

Remarks

Pub Rmks: **Newly renovated ***This downtown one-bedroom condo is a great find. South-facing balcony with great view towards the Calgary Tower. Rocky Mountain Court . close to all the amenities of downtown, parks, steps to the LRT for easy access everywhere in the city. Walking distance to the Bow River and Princess Island Park. Concrete building. Open concept from the kitchen to the living room area. The kitchen features lots of cabinet space, 4 pce bath and a large storage room in the unit. Assigned underground parking stall. Enjoy the sauna, exercise room, common area outdoor patio, indoor post boxes, and 3 elevators. Condo fees include everything except electricity. Great for investor or first-time buyer that works downtown. This is a must to see.**

Inclusions: **none**

Property Listed By: **Hope Street Real Estate Corp.**

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