



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #810, Calgary T2G 4Z9**

MLS® #: **A2161914**

Area: **Downtown  
Commercial Core**

Listing Date: **09/01/24**

List Price: **\$212,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **724**  
Low Sqft:  
Ttl Sqft: **724**

DOM

**111**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Water Heater,Refrigerator,Stove(s),Window Coverings**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Track Lighting**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`0" x 8`5"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17`7" x 15`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>27`4" x 8`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`4" x 11`5"</b>
<b>Storage</b>	<b>Main</b>	<b>6`6" x 5`2"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`1" x 5`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$579**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CR20-C20/R20**

Legal Desc: **9312374**

Remarks

Pub Rmks: **Immaculate newly renovated 1 bedroom condo with open floorplan in Rocky Mountain Court! Laminate floors in Spacious primary bedroom | Tile flooring throughout | Quartz kitchen countertop | Kitchen island Eating bar | Warm neutral tone kitchen cabinets | Stainless steel appliances | Storage room and 4 piece bathroom | Large Livingroom & Diningroom open to balcony facing river. Gym with shower, Sauna and Racquetball court on 5th Floor. Laundryroom & waste chute on each floor . Indoor parking stall. On-site property manager and Security personnel. Ultra conveniently located by C-Train, Olympic Plaza, City hall, Library, Stephen Ave., Bow River, Prince's island Park, Chinatown and trendy river district East Village!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Central)**

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















