



THE
A-TEAM

**RE/MAX
FIRST**

221 6 Avenue #2201, Calgary T2G 4Z9

MLS® #: **A2162208**

Area: **Downtown
Commercial Core**

Listing Date: **09/02/24**

List Price: **\$203,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 22-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **701**
Low Sqft:
Ttl Sqft: **701**

DOM

92
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

Kitchen Appl: **Refrigerator,Stove(s)**
Int Feat: **Elevator,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room Level Dimensions
Living Room **Main** **16`0" x 20`0"**
4pc Bathroom **Main** **0`0" x 0`0"**
Storage **Main** **6`10" x 5`0"**

Room Level Dimensions
Bedroom **Main** **16`6" x 11`6"**
Kitchen **Main** **5`6" x 9`0"**

Legal/Tax/Financial

Condo Fee:
\$520

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

Zoning: **DC**

Legal Desc: 9312374

Remarks

Pub Rmks: **Downtown living with great view of the city, This spacious apartment unit located on the 22nd floor of the Rocky Mountain Court. It features a big bedroom, Large living room, 4 pieces full bathroom, large south facing windows, large balcony. kitchen and eating area. This building has on site concierge and security staffs, Fitness gym, Squash court and steam room. It is closed to LRT station and all amenities in downtown.**

Inclusions: **N/A**
Property Listed By: **Grand Realty**

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



