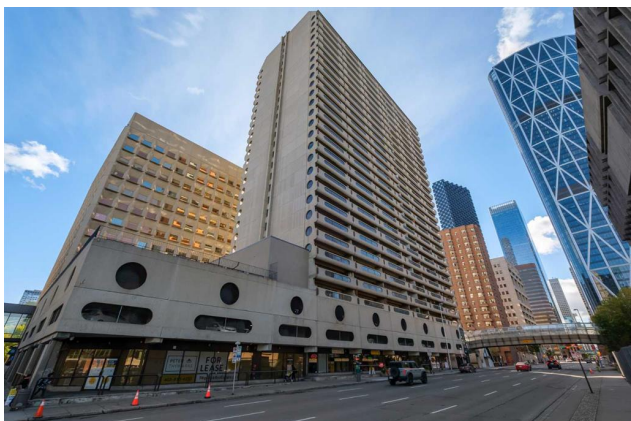


221 6 Avenue #910, Calgary T2G4Z9

MLS® #: **A2167812** Area: **Downtown Commercial Core** Listing Date: **09/23/24** List Price: **\$235,000**
 Status: **Active** County: **Calgary** Change: **-\$14k, 18-Oct** 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: **715**
 Low Sqft:
 Ttl Sqft: **715**

DOM

58
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Other**
 Park Feat: **Assigned, Parkade**

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete**
 Heating: **Baseboard** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings**
 Int Feat: **Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 15`8"	Dining Room	Main	9`2" x 15`8"
Kitchen	Main	6`9" x 8`0"	Den	Main	5`1" x 6`5"
Foyer	Main	5`7" x 4`1"	Bedroom - Primary	Main	17`7" x 11`4"
4pc Bathroom	Main	8`9" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$538** Title: **Fee Simple** Zoning: **CR20-C20/R20**

Fee Freq:
Monthly

Legal Desc: **9312374**

Remarks

Pub Rmks: ****DOWNTOWN LIVING AT IT'S FINEST! EXCELLENT LOCATION!** WELCOME TO YOUR BEAUTIFULLY RENOVATED 1 bedroom plus den, 1 bathroom condo in the sought-after Rocky Mountain Court. This stunning unit boasts an OPEN-CONCEPT FLOOR PLAN, featuring TILED ENTRYWAY, LAMINATE FLOORING throughout and a modern UPGRADED KITCHEN equipped with stainless steel appliances. Enjoy SPACIOUS LIVING AND DINING AREAS that are perfect for entertaining or relaxing. The GENEROUS SIZED BEDROOM offers a peaceful retreat, while the DEN can serve as a home office or additional storage. Step outside to your LARGE BALCONY, ideal for enjoying morning coffee or evening gatherings. Building amenities include SECURE PARKING, a convenient laundry facility, an EXERCISE ROOM for staying fit, a SAUNA for unwinding, a RACQUET COURT for active fun, and an inviting OUTDOOR ROOFTOP TERRACE. With ONSITE BUILDING MANAGEMENT, shopping located on the street level and just ONE BLOCK away from the C-Train and Plus-15, nearby to Stephen Avenue, Restaurants, Central Library, Theatre/Concert Halls, and Superstore, you'll relish the unparalleled convenience of downtown living. Don't miss your chance to experience the vibrant lifestyle this condo offers! GREAT INVESTMENT OPPORTUNITY! SCHEDULE A VIEWING TODAY!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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



