

221 6 Avenue #2611, Calgary T2G 4Z9

MLS®#: **A2175324** Area: **Downtown Commercial Core** Listing Date: **10/25/24** List Price: **\$210,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **702**
 Low Sqft:
 Ttl Sqft: **702**

DOM

26
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 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,No Animal Home,No Smoking Home,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`11" x 8`8"	Bedroom	Main	11`5" x 16`4"
Dining Room	Main	9`0" x 7`4"	Kitchen	Main	7`10" x 7`3"
Living Room	Main	15`7" x 16`9"	Storage	Main	6`10" x 4`9"

Legal/Tax/Financial

Condo Fee: **\$579** Title: **Fee Simple** Zoning: **CR20-C20**
 Fee Freq:

Monthly

Legal Desc: 9312374

Remarks

Pub Rmks: Experience the best of urban living in this +700 sq ft property on the 26th floor at Rocky Mountain Court. Featuring an open concept layout, this unit seamlessly extends onto a beautiful south-facing balcony, offering breathtaking views of the iconic Calgary Tower and Olympic Plaza. Walking in, you will notice the natural sunlight that streams through large south-facing windows, creating a bright and welcoming atmosphere throughout the space. The kitchen is practical with lots of storage and an eat up bar that opens into the dining room and generously sized living room. The spacious bedroom provides a comfortable retreat, while a generous storage area ensures all your belongings are neatly organized. Additionally, your unit includes an indoor parking stall that is close to the elevators and secured for your peace of mind. Rocky Mountain Court offers a range of amenities to enhance your lifestyle - the convenience of an on-site property manager, racquet court and fitness centre and sauna to stay active, or relax on the rooftop terrace while enjoying panoramic city views. These features make the building not just a residence, but a community. Located just steps from Bow Valley College, the C-Train, and City Hall, you'll find everything you need within easy reach. Explore the vibrant East Village, home to the Calgary Central Public Library, and enjoy quick access to Stampede Park and Chinatown. Experience the vibrant downtown lifestyle in this well-appointed unit at Rocky Mountain Court. Schedule a viewing today and see what makes this home so special.

Inclusions: N/A
Property Listed By: CIR Realty

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









