



THE
A-TEAM

**RE/MAX
FIRST**

221 6 Avenue #1204, Calgary T2g 4z9

MLS®#: **A2175799**

Area: **Downtown
Commercial Core**

Listing **10/28/24**

List Price: **\$238,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **726**

Low Sqft:

Ttl Sqft: **726**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

24

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Views

See Remarks,Stall,Underground

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **No Animal Home,Sauna**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`5" x 8`1"
Living Room	Main	15`8" x 11`0"
4pc Bathroom	Main	4`11" x 8`9"
Storage	Main	6`6" x 5`2"
Balcony	Main	27`4" x 8`0"

Room	Level	Dimensions
Bedroom - Primary	Main	11`4" x 8`11"
Dining Room	Main	15`8" x 11`0"
Den	Main	11`4" x 8`2"
Entrance	Main	3`11" x 5`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$579

Fee Simple

CR20-C20/R20

Fee Freq:

Monthly

Legal Desc: 9312374

Remarks

Pub Rmks: **Step in to Downtown, Enjoy downtown living. For sale Spacious apartment on the 12 floor ,Big living room , 1 Bedroom ,Bathroom and a Den . Small renovation is needed to make this place Modern. Great view facing North ,Big spacious balcony awesome for entertaining and BBQs . Don't miss this opportunity to live downtown , this building is Steps from Tim Horton ,Library ,Olympic Plaza, many shops and restaurants , LRT line mins away . Enjoy a headache free lifestyle .Good for moving down, Investment or First home buyers . The building is equipped with a Gym , sauna and a huge Racketball Court with Basketball hoop. Book your showing now !**

Inclusions: N/A

Property Listed By: Century 21 Bravo Realty

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











