



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #1204, Calgary T2g 4z9**

MLS®#: **A2175799**

Area: **Downtown  
Commercial Core**

Listing **10/28/24**  
Date:

List Price: **\$228,800**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 21-Nov**

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**

DOM

**54**  
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: **1**

Access:

**Views**

Lot Feat:  
Park Feat: **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
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`9"</b>
<b>Storage</b>	<b>Main</b>	<b>6`6" x 5`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>27`4" x 8`0"</b>

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

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**











