

**221 6 Avenue #412, Calgary T2G 4Z9**

MLS®#: **A2180826**      Area: **Downtown Commercial Core**      Listing Date: **11/23/24**      List Price: **\$194,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **705**  
 Low Sqft:  
 Ttl Sqft: **705**

DOM

**28**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade**

Utilities and Features

Roof:  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings**  
 Int Feat: **Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 14`8"	Bedroom - Primary	Main	16`0" x 10`11"

Storage  
4pc Bathroom

Main  
Main

6`0" x 4`8"  
8`4" x 5`0"

Kitchen With Eating Area

Main

7`10" x 10`10"

Legal/Tax/Financial

Condo Fee:  
\$579

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

Zoning:  
**CR20-C20**

Legal Desc: **9312374**

Remarks

Pub Rmks: **Downtown living with nice view, welcome to this spacious apartment unit in convenient Rocky Mountain Court. It features 1 covered parking stall, and huge balcony with view. It has 1 big bedroom, 4 pieces full bathroom, large living room with large windows, large storage area, and functional kitchen and eating area. Rocky Mountain Court building also has on site concierge and security staffs, fitness gym, squash court, and steam room. It closes to LRT station, restaurants, public library, Superstore, and shopping. \*\* 412 221 6 Ave SE \*\***

Inclusions:  
Property Listed By: **N/A  
Century 21 Bravo Realty**

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







