



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #1810, Calgary T2G 4Z9**

MLS® #: **A2192599**

Area: **Downtown  
Commercial Core**

Listing Date: **02/06/25**

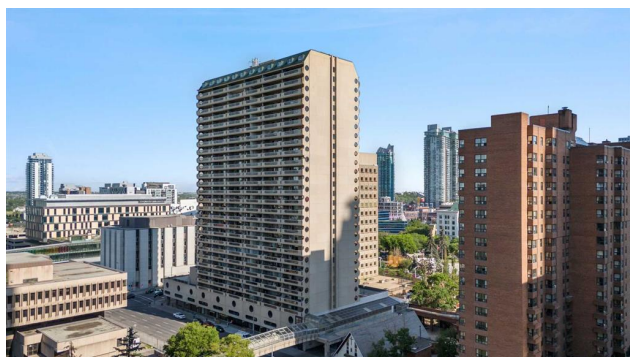
List Price: **\$199,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **716**  
Low Sqft:  
Ttl Sqft: **716**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**15**  
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: **Assigned,Enclosed,Garage Door Opener,Gated,Parkade**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Elevator,No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities: **Electricity Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`8" x 12`0"	Kitchen	Main	8`0" x 7`10"
Dining Room	Main	9`0" x 6`6"	Bedroom - Primary	Main	15`5" x 11`5"
Foyer	Main	5`6" x 3`7"	Den	Main	6`10" x 5`3"
4pc Bathroom	Main	8`9" x 4`11"			

Legal/Tax/Financial

Condo Fee:  
**\$579**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**CR20-C20**

Monthly

Legal Desc: 9312374

Remarks

Pub Rmks: **This spacious unit at Rocky Mountain Court offers over 700 sq.ft. of potential. Located in the Calgary downtown core, it's within walking distance to all downtown amenities, including C-train stops, the Central Library, Olympic Plaza, City Hall, and more. The unit boasts a very functional floor plan with a huge balcony and a living room featuring floor-to-ceiling windows, providing an overlooking view of The Family of Man and downtown. The large bedroom and a storage room that can be converted into a den add to the unit's versatility. One indoor assigned parking stall is included in the purchase price, adding significant value. While the unit does need some TLC, making it an excellent investment opportunity. The building amenities include a sauna, fitness center, and racquetball courts, enhancing the appeal of this downtown gem. Don't miss out on this chance to own a piece of Calgary's vibrant downtown.**

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

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









