



THE
A-TEAM

**RE/MAX
FIRST**

221 6 Avenue #509, Calgary T2G 4Z9

MLS®#: **A2194622**

Area: **Downtown
Commercial Core**

Listing **02/13/25**

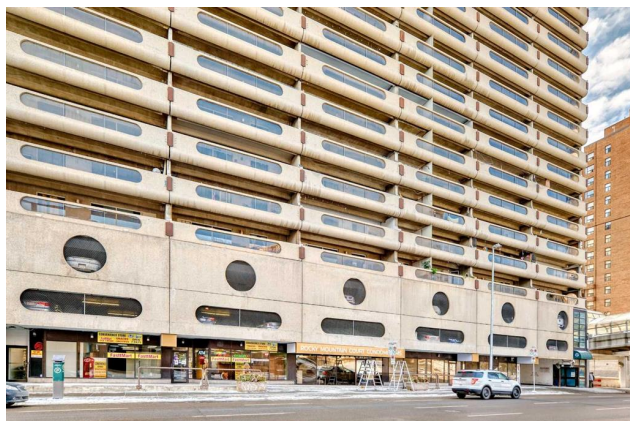
List Price: **\$195,000**

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: **706**
Low Sqft:
Ttl Sqft: **706**

DOM

8
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:

Access:

Lot Feat:
Park Feat: **Oversized,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`10" x 5`4"
Living/Dining Room Combination	Main	15`8" x 19`5"
Den	Main	6`5" x 5`8"
Bedroom - Primary	Main	13`9" x 11`4"

Room	Level	Dimensions
Kitchen	Main	8`6" x 7`9"
Balcony	Main	27`4" x 8`5"
4pc Bathroom	Main	8`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$579

Title:
Fee Simple

Zoning:
CR20-C20

Fee Freq:
Monthly

Legal Desc: **9312374**

Remarks

Pub Rmks: **This well-maintained 706 sq. ft. one-bedroom unit offers a spacious and functional layout with an updated bathroom. Enjoy a south-facing view of Olympic Plaza and Calgary Tower from the bright living room, which boasts large windows and a dedicated study area. The oversized balcony provides additional outdoor space, and the unit includes an extra-long indoor parking stall (P2#1), accommodating two small cars. Located on the 5th floor, this home offers direct access to premium amenities, including a gym, sauna, racquet court/basketball room, and a rooftop terrace with breathtaking panoramic city views. Rocky Mountain Court also provides the convenience of on-site professional management, ensuring a well-maintained and secure living environment. Conveniently situated steps from Bow Valley College, the C-Train, and City Hall, you'll have easy access to East Village, Calgary Central Public Library, Stampede Park, and Chinatown. Experience the vibrant energy of downtown living at Rocky Mountain Court—schedule your viewing today!**

Inclusions:
Property Listed By: **N/A**
TrustPro Realty

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

