



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**221 6 Avenue #910, Calgary T2G4Z9**

MLS® #: **A2204045**

Area: **Downtown  
Commercial Core  
Calgary**

Listing Date: **03/20/25**  
Change: **None**

List Price: **\$235,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment  
Calgary  
1980**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **715**  
Low Sqft:  
Ttl Sqft: **715**

DOM

**29**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single  
Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **Open Floorplan,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 15`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>6`9" x 8`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`7" x 4`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`9" x 4`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 15`8"</b>
<b>Den</b>	<b>Main</b>	<b>5`1" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 11`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$538**

Title:  
**Fee Simple**

Zoning:  
**CR20-C20**

Legal Desc:	9312374	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>**DOWNTOWN LIVING AT IT'S FINEST! EXCELLENT LOCATION!** WELCOME TO YOUR BEAUTIFULLY RENOVATED 1 bedroom plus den, 1 bathroom condo in the sought-after Rocky Mountain Court. This stunning unit boasts an OPEN-CONCEPT FLOOR PLAN, featuring TILED ENTRYWAY, LAMINATE FLOORING throughout and a modern UPGRADED KITCHEN equipped with stainless steel appliances. Enjoy SPACIOUS LIVING AND DINING AREAS that are perfect for entertaining or relaxing. The GENEROUS SIZED BEDROOM offers a peaceful retreat, while the DEN can serve as a home office or additional storage. Step outside to your LARGE BALCONY, ideal for enjoying morning coffee or evening gatherings. Building amenities include SECURE PARKING, a convenient laundry facility, an EXERCISE ROOM for staying fit, a SAUNA for unwinding, a RACQUET COURT for active fun, and an inviting OUTDOOR ROOFTOP TERRACE. With ONSITE BUILDING MANAGEMENT, shopping located on the street level and just ONE BLOCK away from the C-Train and Plus-15, nearby to Stephen Avenue, Restaurants, Central Library, Theatre/Concert Halls, and Superstore, you'll relish the unparalleled convenience of downtown living. Don't miss your chance to experience the vibrant lifestyle this condo offers! GREAT INVESTMENT OPPORTUNITY! SCHEDULE A VIEWING TODAY!</b>		
Inclusions:	None		
Property Listed By:	CIR Realty		

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













