



THE
A-TEAM

**RE/MAX
FIRST**

221 6 Avenue #1512, Calgary T2G 4Z9

MLS® #: **A2206427**

Area: **Downtown
Commercial Core**

Listing Date: **03/28/25**

List Price: **\$234,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **706**
Low Sqft:
Ttl Sqft: **706**

DOM

20
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Assigned, Parkade**

Utilities and Features

Roof:
Heating: **Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Stove, Refrigerator**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10' 5" x 15' 8"
Kitchen	Main	8' 5" x 8' 3"
4pc Bathroom	Main	
Foyer	Main	6' 0" x 3' 11"

Room	Level	Dimensions
Dining Room	Main	9' 3" x 8' 5"
Storage	Main	5' 1" x 6' 6"
Bedroom - Primary	Main	16' 5" x 11' 5"

Legal/Tax/Financial

Condo Fee:
\$579

Title:
Fee Simple

Zoning:
CR20-C20

Fee Freq:
Monthly

Legal Desc: **9312374**

Remarks

Pub Rmks: **This freshly-updated 1-bedroom, 1-bath condo offers a perfect blend of modern updates, convenience, and downtown living. With 706 sq ft of thoughtfully designed space, this home features an open and airy layout, freshly updated with neutral paint throughout. The newly renovated kitchen boasts sleek, modern cabinets and high-quality appliances, creating a fresh and inviting atmosphere. Included with the condo are the bed, sofa, and TV stand. The luxury vinyl plank flooring throughout adds an elegant touch that is both durable and easy to maintain. Step outside onto the oversized balcony to enjoy breathtaking downtown views, offering the perfect setting to relax or entertain. The building itself offers fantastic amenities to enhance your lifestyle, including a gym with a sauna, a racquetball court, and a rooftop terrace where you can take in the stunning city skyline. For your convenience, there is an on-site building caretaker, laundry facilities, and easy access to the Plus15 for seamless commuting. Additionally, the condo comes with 1 underground assigned parking stall, ensuring you have a secure place for your vehicle. This condo is located in a well-maintained building that provides a blend of comfort and convenience, making it an ideal choice for anyone looking to live in the heart of downtown.**

Inclusions:
Property Listed By: **TV shelf, sofa, bed
RE/MAX First**

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





