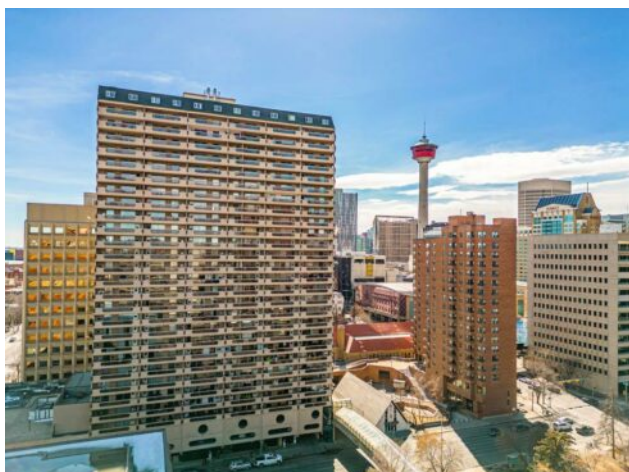


**1504, 221 6 Avenue SE  
Calgary, Alberta**

**MLS # A2237505**

# \$189,999



<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Quartz Counters		

**Inclusions:** Outdoor Patio Furniture

Welcome to your bright and stylish 1-bedroom condo in the heart of downtown Calgary! This unit on the 15th floor features a functional layout with large windows for tons of natural light, and low-maintenance laminate flooring. The kitchen and bathroom were freshly renovated in 2022 with new cabinets, quartz counters, backsplash, sink, faucets, vanity, new toilet, mirror and lighting. Step out onto your oversized balcony (approx. 200 sq ft) – the perfect spot to relax with your morning coffee and take in the city atmosphere. You'll love being steps from the Bow River Pathway, Calgary Public Library, Olympic Plaza, Superstore, Arts Commons, Chinatown, City Hall, and an endless list of great restaurants and pubs. Plus, with the C-Train and free fare zone just outside your door, getting around couldn't be easier. Your monthly condo fees cover most utilities and give you access to fantastic building amenities like a gym, racquet court, sauna, outdoor terrace, coin laundry, and your own parking stall. The building is well-maintained with an on-site manager and maintenance staff available during the week.