

1602, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2244989

**\$188,888**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 721 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, Natural Gas                   | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Linoleum                         | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | -                                        | <b>Condo Fee:</b> | \$ 619       |
| <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>   | No Animal Home, No Smoking Home, Storage |                   |              |

**Inclusions:** n/a

Motivated Seller & Don't Miss This Opportunity! Bright, spacious, and priced to move & this 721 sq. ft. corner one-bedroom condo with a massive 275 sq. ft. balcony offers unbeatable downtown living. Enjoy breathtaking views of the city, river, and skyline, plus a unique round feature window that makes this home truly one of a kind. Located just steps from City Hall, this sun-filled open-layout unit includes secure covered parking and full access to building amenities: fitness centre, sauna, racquet court, three elevators, on-site management, free laundry on every floor, garbage chute, and full recycling/compost program. Perfect for first-time buyers, professionals, or investors & this condo combines lifestyle and value. Seller is motivated & bring your offers! Note: Photos shown were taken prior to current tenant occupancy to protect privacy.