

1101, 221 6 Avenue SE
Calgary, Alberta

MLS # A2251923



\$199,999

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|------------------|--|---------------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 702 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Garage Door Opener, Leased, Parkade, Plug-In | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 579 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

Rare South-Facing Corner Unit with Iconic Views + Indoor Parking! This is downtown living done right. A bright, sun-filled 1 bedroom + den corner unit offering south-facing views of Olympic Plaza, the Calgary Tower, and the city skyline—all without the summer heat thanks to the smart positioning behind Rocky Mountain Plaza. Inside, you'll love the open-concept layout, new laminate flooring, fresh modern paint, and a tastefully updated kitchen and bathroom completely move-in ready. The generous bedroom is paired with a flexible space ideal for a home office or extra storage. Enjoy resort-style amenities including a fitness centre, racquetball court, sauna, and rooftop patios. Located in the C-Train free fare zone, you're steps from shopping, top restaurants, Chinatown, Bow Valley College, Central Library, Glenbow Museum, theatres, and the Bow River pathway system. Covered indoor parking included a rare and highly sought-after feature in the downtown core. Perfect for professionals, first-time buyers, or investors looking for unbeatable value, location, and lifestyle. Opportunities like this don't last. Book a showing with your favourite realtor today.