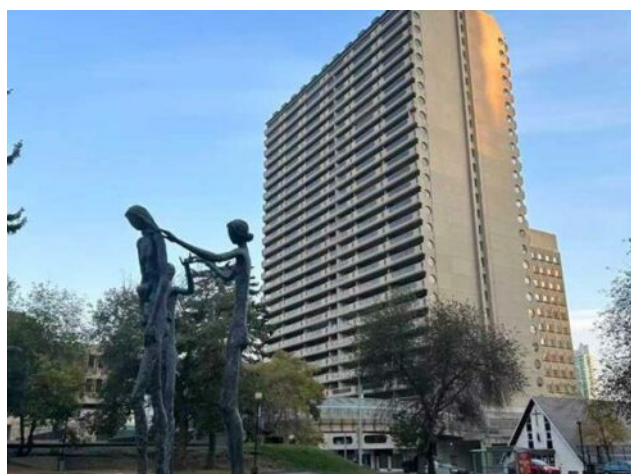


1704, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2259889



# \$209,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 728 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>     | Vinyl Plank                                               | <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>   | Elevator, Kitchen Island, No Animal Home, No Smoking Home |                   |              |

**Inclusions:** N/A

Stylish 1 Bedroom Condo with Stunning Views in the Heart of Downtown Calgary Welcome to this beautifully renovated 1 bedroom 728 sq ft unit on the 17th floor of the iconic Rocky Mountain Court, offering unbeatable value and location in the heart of downtown Calgary. This spacious 1 bedroom condo boasts a bright open layout, flooded with natural light through oversized windows and enjoying breathtaking views of the Bow River area, Bow building etc. Massive 216 sq. ft. private balcony – perfect for enjoying the city views. Recently fully renovated with new vinyl plank flooring, updated kitchen with quartz countertops and stainless-steel appliances (fridge, stove, dishwasher, microwave/hood fan), Renovated bathroom. Assigned covered parking stall included. Building Amenities includes: Fitness center, Racquetball/squash court & sauna, Rooftop patios on the 4th and 30th floors, Free laundry facilities on every floor, On-site property management and security, secure building with three elevators and recycling/compost program Unbeatable Location: Situated in the C-Train free fare zone, just steps from City Hall & LRT, Calgary Public Library & Bow Valley College, Stephen Avenue, Chinatown & Eau Claire, Theatres, restaurants, Glenbow Museum, Superstore, Bow River pathway system & Prince’s Island Park Designated to Western Canada High School – one of Alberta’s top-ranked schools Perfect for first-time buyers, Downtown professionals or investors seeking strong rental potential. (Pictures were taken prior to tenant moving in). Most of the furniture is included in the sales price!