

780-832-5880

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1602, 221 6 Avenue SE Calgary, Alberta

MLS # A2271039



\$179,900

| Division: | Downtown Commercial Core | | | | |
|-----------|------------------------------------|--------|-------------------|--|--|
| Type: | Residential/High Rise (5+ stories) | | | | |
| Style: | Apartment-Single Level Unit | | | | |
| Size: | 721 sq.ft. | Age: | 1980 (45 yrs old) | | |
| Beds: | 1 | Baths: | 1 | | |
| Garage: | Assigned, Underground | | | | |
| Lot Size: | - | | | | |
| Lot Feat: | - | | | | |
| | | | | | |

| Heating: | Baseboard | Water: | - |
|-------------|--------------|------------|--------------|
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 619 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| | | | |

Features: Breakfast Bar, Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan

Inclusions:

n/a

Bright End-Unit with Exceptional Views + Oversized Balcony This spacious End-unit one-bedroom condo offers unbeatable downtown living with a approx.. 275 sq. ft. balcony showcasing panoramic views of the city, river, and skyline. A stunning round feature window adds architectural character and floods the home with natural light. Just steps from City Hall, this spacious, open-concept suite includes secure covered parking and access to a full suite of amenities: a fitness centre, sauna, racquet court, three elevators, on-site management, free laundry on every floor, garbage chute, and comprehensive recycling/compost program. Perfect for first-time buyers, professionals, or investors seeking a bright, well-designed unit in a prime location. Easy to view! Note: Photos were taken prior to previous tenant's occupancy to maintain privacy.