

2303, 221 6 Avenue SE
Calgary, Alberta

MLS # A2171996



\$223,800

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	681 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions:	Furniture
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Location! Location! Location! A spacious South-facing bright unit located on 23rd floor in the heart of downtown, offering stunning city views and watching the sunset on this huge balcony. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and all-new closets and doors. The huge living room leads to an oversized 26 ft x 8 ft. balcony overlooking Olympic Plaza, providing incredible downtown views. This home is in very good condition and comes with fully furnished (furniture negotiable), including kitchen and dining ware. It also offers ample storage with a dedicated in-suite storage room. The property features a spacious bedroom with large windows and a 4-piece updated bath. Building amenities include a laundry room on every floor, a racquetball/basket court, a fitness room with a sauna, a rooftop terrace, and an underground heated parking stall (#21). 3 newer elevators to the building and walking distance to U of C downtown departments, Bow Valley College, City Hall, Superstore and C-train. Get the bang for your buck! Situated in the heart of downtown, directly across from Olympic Plaza, the C-Train line, and trendy shops and restaurants, this home offers unmatched convenience. With endless amenities just steps away—such as the Central Library, Stephen Avenue, riverside pathways, and Prince's Island Park—you can say goodbye to your commute if you work in the city core. Whether you're looking for a great rental investment or your first home, this is a fantastic opportunity in a prime location. Don't wait—this unit won't last long at this price!