

2906, 221 6 Avenue SE
Calgary, Alberta

MLS # A2174065



\$329,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Penthouse		
Size:	1,384 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Covered, Oversized, Parkade, See Remarks, Stall, Tandem, Under		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,274
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Welcome to penthouse living within vibrant Downtown/inner-city at an affordable price! Enjoy the luxury of having over 1,380 of living space across 2 floors with an open floorplan that is well laid out. As you walk in, the renovated kitchen greets you with updated appliances, sleek granite countertops (also in the bathrooms), & shaker cabinetry. From here, you are directly connected to the vast living room & dining area that emphasizes the spaciousness of this unit. Have the flexibility to re-configure this spot to your own liking & have the freedom to add things like a workstation, reading corner, a spot for your musical pursuits, or all of the above! Nicely framing all of this are the large picture windows & access to the full length balcony that showcase the unobstructed panoramic Downtown view that also includes the Bow River. Completing this floor is a walkthrough coat closet & half bathroom. As you retreat to the private quarters on the 2nd floor, there are 2 large bedrooms (the master bedroom has a concealed walk in closet), both of which also have prime views of Downtown & newer windows. Nearby, the roomy foyer leads to a bonus room that could easily be used as a home office space or storage room while an updated full 4 piece bathroom top things off. Additional features include laminate flooring throughout the main floor with high quality carpet upstairs & 2 tandem indoor parking spots that are close to the elevator! Beyond the unit, the recently refreshed building offers an updated lobby, elevators, common areas, & an on-site building manager office, while the 5th floor has an exercise room, sauna, squash court/basketball hoop, & outdoor terrace. Be spoiled by the great central location; enjoy the convenience of having other parts of Downtown, Chinatown, the award winning new Central Library, East Village, & Stephen Ave all a short walk away. Close

access to the LRT (free fare zone within the Downtown corridor) & Bow River pathways means you can stay active while staying connected to other popular areas. Come view this well rounded condo today!