

2006, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2199143



**\$260,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 733

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** CR20-C20

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Storage

**Inclusions:** N/A

Experience the best of downtown living in this spacious 900+ sq ft condo on the 20th floor of the Rocky Mountain Court building. This rare 2-bedroom unit offers an open-concept layout that maximizes both space and natural light, with stunning north-facing views from your private balcony. Whether you're sipping your morning coffee or unwinding after a long day, you'll be captivated by the breathtaking cityscape. This unit is perfect for a first time home buyer or an investor looking for value! Located in the heart of downtown, this property is within walking distance to all the best amenities, including the Calgary Public Library, C-train, Olympic Plaza, City Hall, The Bow River, Bow Valley College, and Stampede Park. The building itself boasts fantastic amenities, including an on-site property manager, racquet court, fitness center, sauna, and a rooftop terrace offering panoramic views of the city. This unit also includes convenient underground parking, adding an extra level of comfort and security. Don't miss your opportunity to experience the very best of Calgary urban living.