



**GRASSROOTS**  
REALTY GROUP

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1907, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2223358



**\$210,000**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Other, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage		

Inclusions:	none
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Welcome to Rocky Mountain Court! This 19th floor 1 bedroom + den condo has brand new vinyl flooring throughout and one of the larger square footages for 1 bedroom condos in this complex plus wonderful city views. The living room is a good size and has floor ceiling windows, a door leading to your desirable south facing balcony where you can relax and enjoy the views. The kitchen has plenty of cabinets and counter space and features a pass through with breakfast bar and is adjacent the dining area. The primary bedroom also has a bank of windows and views of the city. The den, perfect for working from home and main bath complete this home. You also get an assigned parking stall in the heated parkade. Rocky Mountain Court has great amenities starting with each floor having a laundry room, there is a fitness room with sauna, racquetball/squash court, a rooftop terrace, on site management and secured parking. Centrally located with great access to downtown amenities such as walking distance to Stephen Ave, the Central library, restaurants, shopping, LRT and the Bow river & Princes Island Park. Don't miss out on this great opportunity!