



GRASSROOTS
REALTY GROUP

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1608, 221 6 Avenue SE
Calgary, Alberta

MLS # A2242157



\$149,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	507 sq.ft.	Age:	1980 (45 yrs old)
Beds:	-	Baths:	1
Garage:	None, Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 454
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Storage		

Inclusions: N/A

****Unbeatable Value in the Heart of Downtown Calgary!**** Don't miss this incredible opportunity to own a beautiful, well-maintained, and spacious ****studio apartment**** on the ****16th floor****—offering ****breathtaking downtown views**** from a ****huge private balcony****. This bright and open unit features ****floor-to-ceiling windows**** that flood the space with natural light. The ****brand-new kitchen**** and ****bathroom**** boast ****quartz countertops****, ****stainless steel appliances****, ****new baseboards****, and ****fresh paint**** throughout—ready for you to move in or rent out right away. A unique highlight is the ****oversized in-unit storage room****, which offers flexible use as a ****den or office space****. The building offers excellent amenities for your enjoyment, including a ****racquetball court****, ****fully equipped exercise room****, and ****sauna****. Situated just steps from the ****C-Train****, ****Olympic Plaza****, top ****restaurants****, ****shops****, and major ****office towers****, this location can't be beat. Whether you're a first-time buyer, looking for a downtown lifestyle, or seeking a ****prime investment property****, this is an opportunity you don't want to miss!