



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!