



GRASSROOTS
REALTY GROUP

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1602, 221 6 Avenue SE
Calgary, Alberta

MLS # A2244989



\$192,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	721 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

Bright and spacious one bedroom, 721 sq ft corner condo with a massive 275 sq ft approx. balcony offering breathtaking city, river, and skyline views, plus a unique round window feature. Located just steps from City Hall, this open-layout unit is filled with natural light and includes secure underground parking. The well-maintained building offers a gym, sauna, racquet court, three elevators, on-site management, free laundry on every floor, convenient garbage chute, and a full recycling and compost program; urban living at its finest. N.B. Note: Photos shown were taken prior to the current tenant's occupancy to protect privacy.