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1704, 221 6 Avenue SE Calgary, Alberta

MLS # A2259889



\$209,900

Division: **Downtown Commercial Core** Type: Residential/High Rise (5+ stories) Style: Apartment-Single Level Unit Size: 728 sq.ft. Age: 1980 (45 yrs old) **Beds:** Baths: Assigned, Parkade Garage: Lot Size: Lot Feat:

Heating: Water: Baseboard Floors: Sewer: Vinyl Plank Roof: Condo Fee: \$619 **Basement:** LLD: Exterior: Zoning: Concrete CR20-C20/R20 Foundation: **Utilities:**

Features: Elevator, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: N/A

Stylish 1 Bedroom Condo with Stunning Views in the Heart of Downtown Calgary Welcome to this beautifully renovated 1 bedroom 728 sq ft unit on the 17th floor of the iconic Rocky Mountain Court, offering unbeatable value and location in the heart of downtown Calgary. This spacious 1 bedroom condo boasts a bright open layout, flooded with natural light through oversized windows and enjoying breathtaking views of the Bow River area, Bow building etc. Massive 216 sq. ft. private balcony – perfect for enjoying the city views. Recently fully renovated with new vinyl plank flooring, updated kitchen with quartz countertops and stainless-steel appliances (fridge, stove, dishwasher, microwave/hood fan), Renovated bathroom. Assigned covered parking stall included. Building Amenities includes: Fitness center, Racquetball/squash court & sauna, Rooftop patios on the 4th and 30th floors, Free laundry facilities on every floor, On-site property management and security, secure building with three elevators and recycling/compost program Unbeatable Location: Situated in the C-Train free fare zone, just steps from City Hall & LRT, Calgary Public Library & Bow Valley College, Stephen Avenue, Chinatown & Eau Claire, Theatres, restaurants, Glenbow Museum, Superstore, Bow River pathway system & Prince's Island Park Designated to Western Canada High School – one of Alberta's top-ranked schools Perfect for first-time buyers, Downtown professionals or investors seeking strong rental potential. (Pictures were taken prior to tenant moving in). Most of the furniture is included in the sales price!