



**GRASSROOTS**  
REALTY GROUP

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1707, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2260298



**\$186,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 640
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

<b>Inclusions:</b>	na
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Welcome to Rocky Mountain Court! This 17th-floor, 1-bedroom, 1-bathroom condo offers incredible value in the heart of the city. Enjoy breathtaking south-facing views from your massive covered balcony—perfect for relaxing or entertaining. The open-concept kitchen features a convenient breakfast bar, ideal for casual dining or hosting. Building updates include new elevators and boilers, offering peace of mind for years to come. Includes 1 assigned parking stall on P2. Just steps to shopping, transit, restaurants, and all downtown amenities—urban living at its best!