



1602, 221 6 Avenue SE
Calgary, Alberta

MLS # A2271039



\$179,900

Division: Downtown Commercial Core

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 721 sq.ft. **Age:** 1980 (46 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 619

LLD: -

Zoning: CR20-C20/R20

Utilities: -

Heating: Baseboard **Floors:** Carpet, Tile **Roof:** - **Basement:** - **Exterior:** Concrete **Foundation:** - **Features:** Breakfast Bar, Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan

Inclusions: n/a

Bright End-Unit with Exceptional Views + Oversized Balcony This spacious End-unit one-bedroom condo offers unbeatable downtown living with a approx.. 275 sq. ft. balcony showcasing panoramic views of the city, river, and skyline. A stunning round feature window adds architectural character and floods the home with natural light. Just steps from City Hall, this spacious, open-concept suite includes secure covered parking and access to a full suite of amenities: a fitness centre, sauna, racquet court, three elevators, on-site management, free laundry on every floor, garbage chute, and comprehensive recycling/compost program. Perfect for first-time buyers, professionals, or investors seeking a bright, well-designed unit in a prime location. Easy to view! Note: Photos were taken prior to previous tenant's occupancy to maintain privacy.