

1-833-477-6687 aloha@grassrootsrealty.ca

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 (45 yrs old) **Beds:** Baths: Garage: Assigned, Underground Lot Size: Lot Feat:

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

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.