



**1509, 221 6 Avenue SE
Calgary, Alberta**

MLS # A2278509



\$219,900

Division: Downtown Commercial Core

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 698 sq.ft. **Age:** 1980 (46 yrs old)

Beds: 1 **Baths:** 1

Garage: Parkade

Lot Size: -

Lot Feat: -

Heating: Baseboard

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 619

Basement: -

LLD: -

Exterior: Concrete

Zoning: CR20-C20/R20

Foundation: -

Utilities: -

Features: Breakfast Bar, Open Floorplan, See Remarks

Inclusions: n/a

This beautifully updated 1-bedroom, 1-bath condo combines modern finishes with the ease of downtown living. Offering well-planned space, the open and airy layout is enhanced by fresh neutral paint throughout. The recently renovated kitchen features sleek contemporary cabinetry and quality appliances, creating a bright and inviting space. Newly added Luxury vinyl plank flooring runs throughout the home, providing both style and durability. Step out onto the oversized balcony and take in stunning downtown views—perfect for unwinding or entertaining guests. Residents enjoy an impressive selection of building amenities, including a fitness centre with sauna, racquetball court, and a rooftop terrace showcasing the city skyline. Additional conveniences include an on-site caretaker, laundry facilities. The condo includes one assigned underground parking stall and is located in a well-maintained building that offers comfort, lifestyle, and unbeatable downtown convenience—an ideal opportunity for urban living.