



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

**MLS # A2287459**



**\$199,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	1980 (46 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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 619
<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, 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 and 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.