



2701, 221 6 Avenue SE
Calgary, Alberta

MLS # A2288513



\$208,888

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 700 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Concrete | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 619 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Open Floorplan | | |

Inclusions: Portable A/C

Perched on the "almost" top floor corner, this rare offering delivers unobstructed, panoramic views with a coveted south exposure and an expansive private deck—perfect for taking in Calgary’s ever-changing skyline. This large one-bedroom unit features polished concrete floors, an updated bathroom, and a minimalist mid-century kitchen that complements the building’s striking design. Selected as an inspirational creative space, the home was chosen for its architectural character and truly exceptional vantage points. Wake up to sweeping views of the Rockies visible right from bed, and enjoy the dynamic glow of the Calgary Tower lighting up the night sky without ever lifting your head from the pillow. The southwest exposure showcases peak skyline vistas, while the living room continues the experience with uninterrupted mountain views. One of only three units in the building offering a remarkable 270-degree perspective, the outlook begins with a uniquely framed circular view toward East Village, delivering unforgettable sunrise moments. A secure, heated parking stall is included. Set within a solid concrete building—where high-floor units like this rarely come to market—this home also includes a den or office (currently used as storage), along with free coin laundry conveniently located on the same floor. The building is exceptionally secure and ideally situated next to the U.S. Consulate. An incredible opportunity to own a distinctive, design-forward space with some of the best views in the city—all at an outstanding price point.