



907, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2298543



**\$189,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	723 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>	Laminate, Tile	<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>	No Animal Home, No Smoking Home		

**Inclusions:** none

Newly renovated \*\*\*This downtown one-bedroom condo is a great find. South-facing balcony with great view towards the Calgary Tower. Rocky Mountain Court . close to all the amenities of downtown, parks, steps to the LRT for easy access everywhere in the city. Walking distance to the Bow River and Princess Island Park. Concrete building. Open concept from the kitchen to the living room area. The kitchen features lots of cabinet space, 4 pce bath and a large storage room in the unit. Assigned underground parking stall. Enjoy the sauna, exercise room, common area outdoor patio, indoor post boxes, and 3 elevators. Condo fees include everything except electricity. Great for investor or first-time buyer that works downtown. This is a must to see.