



**2305, 221 6 Avenue SE  
Calgary, Alberta**

**MLS # A2145944**



**\$249,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 588
<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>	Built-in Features, Closet Organizers, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

**UNOBSTRUCTED VIEWS OF THE CALGARY TOWER & CITY SKYLINE!** The largest ONE Bedroom unit in the building with sunny south facing balcony and a huge storage that can be converted to an office space or can fit 1 single bed for guest. Located in the heart of downtown, directly across from Olympic Plaza, C-Train line & the trendy shops & eateries of East Village. Say goodbye to your commute if you work in the City core. The building features luxury amenities including a sauna, fitness center and racquetball courts. Condo fees include concierge/security, management fees, reserve fund contributions, maintenance, heat, insurance, water and snow removal. Do not miss this fantastic investment opportunity to live or own downtown!