



GRASSROOTS
REALTY GROUP

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1109, 221 6 Avenue SE
Calgary, Alberta

MLS # A2148988



\$199,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	709 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Enclosed, Garage Door Opener, Gated, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 579
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

This spacious south-facing unit at Rocky Mountain Court offers over 700 sq.ft. of potential. Located in the Calgary downtown core, it's within walking distance to all downtown amenities, including C-train stops, the Central Library, Olympic Plaza, City Hall, and more. The unit boasts a very functional floor plan with a huge balcony and a living room featuring floor-to-ceiling windows, providing a stunning view of Olympic Plaza and downtown. The large bedroom and a storage room that can be converted into a den add to the unit's versatility. One indoor assigned parking stall is included in the purchase price, adding significant value. While the unit does need some TLC, making it an excellent investment opportunity. The building amenities include a sauna, fitness center, and racquetball courts, enhancing the appeal of this downtown gem. Don't miss out on this chance to own a piece of Calgary's vibrant downtown.