



**2204, 221 6 Avenue SE
Calgary, Alberta**

MLS # A2152872



\$235,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	717 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Leased, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Location! Location! Location! Rocky Mountain Court. This newly renovated 1 bedroom home is located in the heart of downtown. Located on the 22nd floor, it has a beautiful downtown view. This immaculate home is substantially renovated with brand new kitchen that offers stainless steel appliances, new cabinets, new quartz countertops & vinyl plank flooring. Huge living room has brand new carpet, leading to a full size balcony with city view. Brand new hallway closets, a den & a 4 pc bathroom with vinyl plank flooring. A spacious bedroom with large windows and carpeted flooring. New baseboards, new light switches & plugs. The amenities of this building include laundry room on every floor, racquetball court, exercise room with sauna, a rooftop terrace and an underground parking stall, secured front entrance with cameras, on-site building manager 5 days a week, evening security personel. Endless downtown amenities are within walking distance: the Central library, Stephen Ave, Theatre/ Concert Halls, YMCA, Superstores, restaurants with varieties of cuisines, C-Train & public transportation. It is within walking distance to the Bow river & Princes Island Park. Either to have this as a rental investment or to call this your first home, it is a great buy!