



**601, 221 6 Avenue SE  
Calgary, Alberta**

**MLS # A2171218**



**\$184,000**

**Division:** Downtown Commercial Core

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-High-Rise (5+)

**Size:** 693 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Assigned, Covered, Garage Door Opener, Parkade

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 619

**LLD:** -

**Zoning:** CR20-C20

**Utilities:** -

**Heating:** Baseboard, Forced Air, Hot Water

**Floors:** Ceramic Tile, Laminate

**Roof:** -

**Basement:** None

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Granite Counters, Recessed Lighting, Recreation Facilities, Sauna

**Inclusions:** N/A

Beautifully renovated 1 bedroom unit at the popular Rocky Mountain Court right in the center of Downtown. Approx. 700sf + 200sf balcony + one covered parking stall, P2-5. Open & spacious floor plan. Bedroom can easily fit a king size bed. Renovations were just completed, including laminate flooring, fresh painting, recessed lighting fixtures. Updated kitchen with granite counter top, stainless steel appliances (fridge, stove, dishwasher & microwave hood fan). Bathroom has walk-in shower. It is conveniently located, in the free-fare Calgary Transit zone perfect for those working Downtown. You can leisurely walk to Chinatown, shops, restaurants, theatre, concert halls, Central library, Bow Valley College, Superstore, Western Senior High . Or you can cycling on the pathway systems along Bow River & Prince island. The building is well managed. There is a recreation/fitness center, racquetball court, sauna, roof top patios at the 4th floor and 30th floor for residents to enjoy.