



**GRASSROOTS**  
REALTY GROUP

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601, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2171218



**\$184,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Garage Door Opener, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air, Hot Water
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	None
<b>Exterior:</b>	Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Recessed Lighting, Recreation Facilities, Sauna

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 619

<b>LLD:</b>	-
<b>Zoning:</b>	CR20-C20
<b>Utilities:</b>	-

**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.