

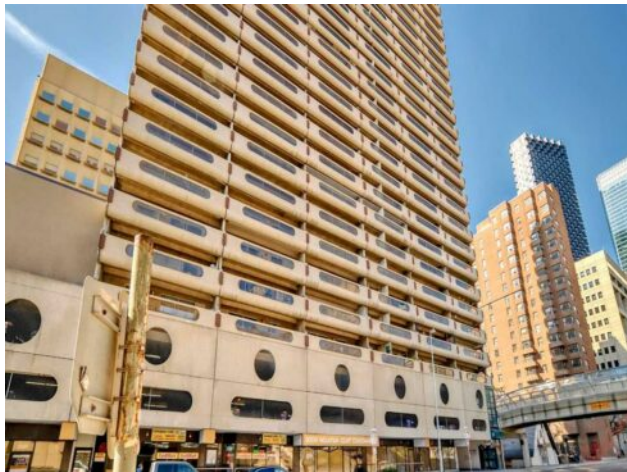


**GRASSROOTS**  
REALTY GROUP

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601, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2171218



**\$209,000**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	693 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Garage Door Opener, Parkade		
Lot Size:	-		
Lot Feat:	-		

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

Water:	-
Sewer:	-
Condo Fee:	\$ 579
LLD:	-
Zoning:	CR20-C20
Utilities:	-

Inclusions: N/A

Seller accepted a conditional offer, waiting for deposit until 7/5. 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.