



GRASSROOTS
REALTY GROUP

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1505, 221 6 Avenue SE
Calgary, Alberta

MLS # A2203660



\$235,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Laminate Counters, Storage		

Inclusions: N/A

Experience the best of downtown living in this stylish condo, situated in the heart of Calgary's core! Whether you're a first-time buyer or an investor, this unit offers unbeatable value just steps from transit, shopping, restaurants, and entertainment. Step onto your massive south facing balcony and take in breathtaking, unobstructed views of the Calgary Tower and the city skyline—the perfect spot to relax or entertain. Inside, the modern open-concept design is both bright and spacious, featuring newer stainless steel appliances, upgraded cabinets, flooring, and countertops. The primary bedroom is generously sized, complemented by a 4-piece bathroom and a welcoming foyer. Plus, a versatile flex space offers endless possibilities as a home office, guest area, or additional storage. This well-managed building provides 24-hour security, an on-site property manager, and an assigned underground parking stall. Enjoy added perks like free laundry, heating included in condo fees, a fitness centre, an indoor court, and a rooftop deck with city views. This is an incredible opportunity to own a modern downtown home with unparalleled views. Don't miss out—schedule your viewing today!