

**910, 221 6 Avenue SE
Calgary, Alberta**

MLS # A2204045



\$235,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: None

****DOWNTOWN LIVING AT IT'S FINEST! EXCELLENT LOCATION!**** WELCOME TO YOUR BEAUTIFULLY RENOVATED 1 bedroom plus den, 1 bathroom condo in the sought-after Rocky Mountain Court. This stunning unit boasts an OPEN-CONCEPT FLOOR PLAN, featuring TILED ENTRYWAY, LAMINATE FLOORING throughout and a modern UPGRADED KITCHEN equipped with stainless steel appliances. Enjoy SPACIOUS LIVING AND DINING AREAS that are perfect for entertaining or relaxing. The GENEROUS SIZED BEDROOM offers a peaceful retreat, while the DEN can serve as a home office or additional storage. Step outside to your LARGE BALCONY, ideal for enjoying morning coffee or evening gatherings. Building amenities include SECURE PARKING, a convenient laundry facility, an EXERCISE ROOM for staying fit, a SAUNA for unwinding, a RACQUET COURT for active fun, and an inviting OUTDOOR ROOFTOP TERRACE. With ONSITE BUILDING MANAGEMENT, shopping located on the street level and just ONE BLOCK away from the C-Train and Plus-15, nearby to Stephen Avenue, Restaurants, Central Library, Theatre/Concert Halls, and Superstore, you'll relish the unparalleled convenience of downtown living. Don't miss your chance to experience the vibrant lifestyle this condo offers! GREAT INVESTMENT OPPORTUNITY! SCHEDULE A VIEWING TODAY!