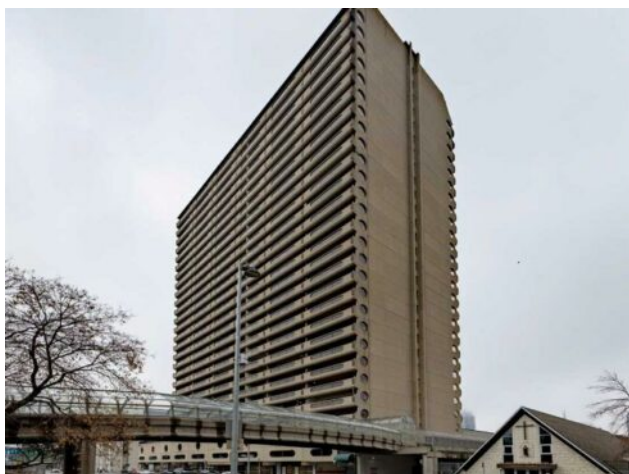


2709, 221 6 Avenue SE
Calgary, Alberta

MLS # A2207422



\$214,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 713 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Garage Door Opener, Gated, Leased, Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 579 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CR20-C20 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage | | |

Inclusions: N/A

Location! Location! Location! Rocky Mountain Court. This north facing 1 bedroom home is located in the heart of downtown. Located on the 27th floor, it has a beautiful downtown view. This immaculate home has an open floor plan with new baseboards, electrical switches & plugs, newly painted interior with new lightings. Huge living room leads to an oversized balcony 8 x 27 ft. with city view. An in suite storage & a 4 pc bathroom. Spacious bedroom with large windows. The amenities of this building include laundry room on every floor, racquetball court, exercise room with sauna, a rooftop terrace and an underground parking stall (B34), secured front entrance with cameras, on-site building manager 5 days a week, evening security personnel. Endless downtown amenities are within walking distance: the Central library, Stephen Ave, Theatre/ Concert Halls, YMCA, Superstores, restaurants with varieties of cuisines, C-Train & public transportation. It is within walking distance to the Bow river & Princes Island Park. Either to have this as a rental investment or to call this your first home, it is a great buy!