

2507, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2174545



**\$219,900**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Welcome to the building with the best location in Calgary's downtown, adjacent to the vibrant and rapidly developing East Village. Upon entry to this premium south facing 25th floor 1-bedroom unit, you'll be greeted by a tasteful kitchen featuring contemporary cabinetry and appliances. The spacious living room is bathed by natural light. The oversized balcony offers panoramic views of the downtown skyline without compromising privacy. Views are protected from future developments thanks to the Olympic Plaza. The bedroom is generously sized and features a large picture window. A full bathroom and convenient in-suite storage area add functionality for the entire family. The apartment includes one secured & heated underground parking space. Residents can also enjoy a range of high-quality amenities including a gym, sauna, basketball/squash court and rooftop patio. Walk to work and everything else - you'll be just steps from the C-Train, the beautiful Central Public Library, Bow Valley College, City Hall and multiple Grocery options. Book your private showing today!