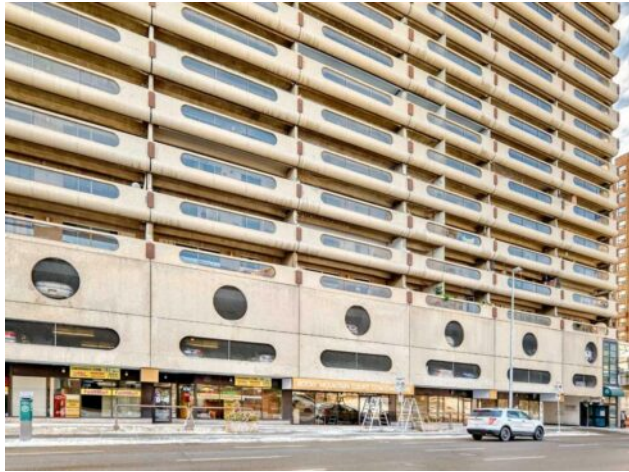


509, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2194622



**\$195,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

This well-maintained 706 sq. ft. one-bedroom unit offers a spacious and functional layout with an updated bathroom. Enjoy a south-facing view of Olympic Plaza and Calgary Tower from the bright living room, which boasts large windows and a dedicated study area. The oversized balcony provides additional outdoor space, and the unit includes an extra-long indoor parking stall (P2#1), accommodating two small cars. Located on the 5th floor, this home offers direct access to premium amenities, including a gym, sauna, racquet court/basketball room, and a rooftop terrace with breathtaking panoramic city views. Rocky Mountain Court also provides the convenience of on-site professional management, ensuring a well-maintained and secure living environment. Conveniently situated steps from Bow Valley College, the C-Train, and City Hall, you'll have easy access to East Village, Calgary Central Public Library, Stampede Park, and Chinatown. Experience the vibrant energy of downtown living at Rocky Mountain Court—schedule your viewing today!