

**2710, 221 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2197922**



**\$219,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** Furnishings negotiable

Located in the heart of Calgary's downtown, your retreat at Rocky Mountain Court awaits! This well appointed 716 SQ FT 1 BED, 1 BATH + OFFICE CONDO offers a super functional living space and located on the 27th FLOOR. The kitchen boasts GRANITE COUNTERTOPS, a BRAND NEW STOVE AND DISHWASHER and a breakfast bar for casual meals. The spacious living room has updated floors, plenty of room for a dining table and space for various furniture arrangements to lounge and entertain! The 220 square foot North facing balcony with the STUNNING VIEWS of the CITY AND BOW RIVER enhance your living experience. The large primary bedroom could easily fit a king size bed and furniture plus offers a full closet with BUILT-IN ORGANIZERS. Off the bedroom is a nice 4pc bathroom. The OFFICE / FLEX SPACE adds to the appeal of this condo! The building offers GREAT AMENITIES - GYM WITH SHOWER AND SAUNA, A RACQUET COURT/BASKETBALL HALF-COURT AND LARGE ROOF DECK. The building is monitored and maintained well by professional on-site management and caretakers. Another benefit of living here is the FREE LAUNDRY just down the hall. The building is also connected to the Plus 15 network, allowing you to stroll to work, shopping and restaurants with ease. This unit is also accompanied by an assigned, UNDERGROUND PARKING STALL. Great building, great price, great home to make yours for yourself or as a GREAT INVESTMENT!