

**2709, 221 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2207422**



**\$225,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	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!