

# \$225,000 - 2709, 221 6 Avenue Se, Calgary

MLS® #A2207422

## \$225,000

1 Bedroom, 1.00 Bathroom, 713 sqft

Residential on 0.00 Acres

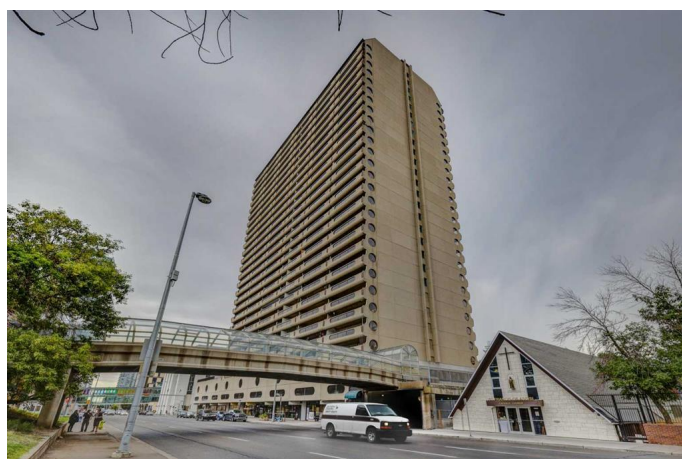
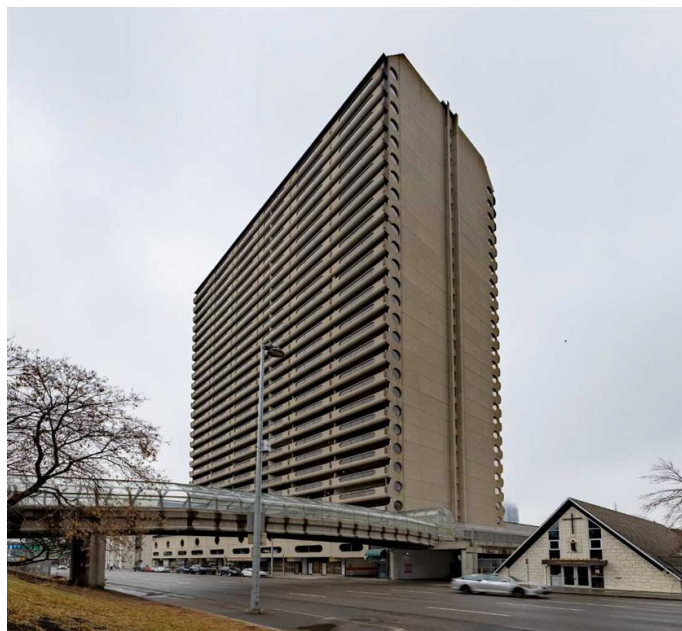
Downtown Commercial Core, Calgary, Alberta

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!

Built in 1980

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2207422  |
| Price    | \$225,000 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 713               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2709, 221 6 Avenue Se    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2G 4Z9                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Laundry, Parking, Recreation Room, Secured Parking, Snow Removal, Trash, Coin Laundry, Racquet Courts |
| Parking Spaces | 1  |
| Parking        | Parkade, Stall, Underground, Gated, Garage Door Opener, Leased   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Laminate Counters |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Range                                 |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 28  |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 2                |

Zoning CR20-C20

## **Listing Details**

Listing Office Grand Realty

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