

**601, 221 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2171218**



**\$189,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core                       |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)             |               |                   |
| <b>Style:</b>    | Apartment-High-Rise (5+)                       |               |                   |
| <b>Size:</b>     | 693 sq.ft.                                     | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Covered, Garage Door Opener, Parkade |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Forced Air, Hot Water                                  | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 619   |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete  | <b>Zoning:</b>    | CR20-C20 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters, Recessed Lighting, Recreation Facilities, Sauna |                   |          |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Beautifully renovated 1 bedroom unit at the popular Rocky Mountain Court right in the center of Downtown. Approx. 700sf + 200sf balcony + one covered parking stall, P2-5. Open & spacious floor plan. Bedroom can easily fit a king size bed. Renovations were just completed, including laminate flooring, fresh painting, recessed lighting fixtures. Updated kitchen with granite counter top, stainless steel appliances (fridge, stove, dishwasher & microwave hood fan). Bathroom has walk-in shower. It is conveniently located, in the free-fare Calgary Transit zone perfect for those working Downtown. You can leisurely walk to Chinatown, shops, restaurants, theatre, concert halls, Central library, Bow Valley College, Superstore, Western Senior High . Or you can cycling on the pathway systems along Bow River & Prince island. The building is well managed. There is a recreation/fitness center, racquetball court, sauna, roof top patios at the 4th floor and 30th floor for residents to enjoy.