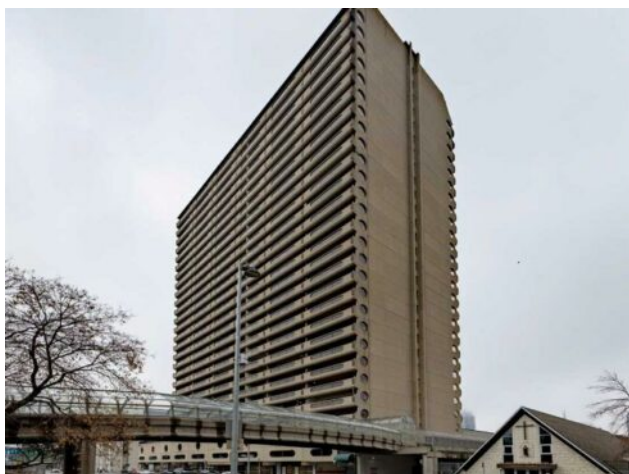


2709, 221 6 Avenue SE
Calgary, Alberta

MLS # A2207422



\$225,000

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	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!