

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

MLS® #A2207422

## \$225,000

1 Bedroom, 1.00 Bathroom, 713 sqft

Residential on 0.00 Acres

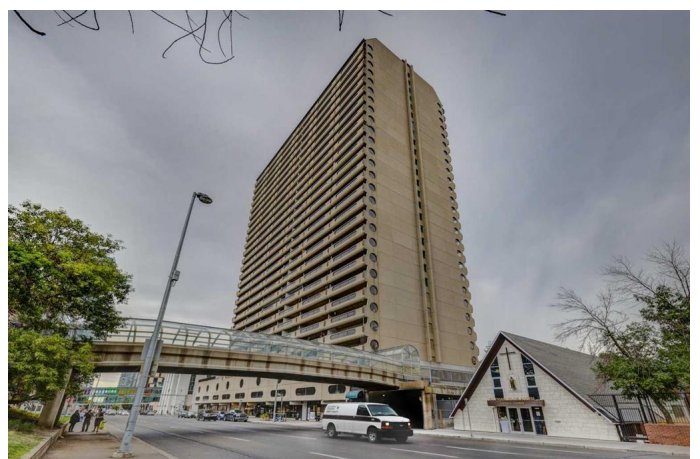
Downtown Commercial Core, Calgary, Alberta

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	3

Zoning CR20-C20

## **Listing Details**

Listing Office Grand Realty

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