

**1602, 221 6 Avenue SE
Calgary, Alberta**

MLS # A2244989



\$197,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 721 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 619 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Storage | | |

Inclusions: n/a

Bright and spacious one bedroom, 721 sq ft corner condo with a massive 275 sq ft approx. balcony offering breathtaking city, river, and skyline views, plus a unique round window feature. Located just steps from City Hall, this open-layout unit is filled with natural light and includes secure underground parking. The well-maintained building offers a gym, sauna, racquet court, three elevators, on-site management, free laundry on every floor, convenient garbage chute, and a full recycling and compost program; urban living at its finest. N.B. Note: Photos shown were taken prior to the current tenant's occupancy to protect privacy.