

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

MLS # A2244989



\$188,888

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

Motivated Seller & Don't Miss This Opportunity! Bright, spacious, and priced to move & this 721 sq. ft. corner one-bedroom condo with a massive 275 sq. ft. balcony offers unbeatable downtown living. Enjoy breathtaking views of the city, river, and skyline, plus a unique round feature window that makes this home truly one of a kind. Located just steps from City Hall, this sun-filled open-layout unit includes secure covered parking and full access to building amenities: fitness centre, sauna, racquet court, three elevators, on-site management, free laundry on every floor, garbage chute, and full recycling/compost program. Perfect for first-time buyers, professionals, or investors & this condo combines lifestyle and value. Seller is motivated & bring your offers! Note: Photos shown were taken prior to current tenant occupancy to protect privacy.