

**2412, 221 6 Avenue SE
Calgary, Alberta****MLS # A2250698****\$209,900**

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	707 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Experience the best of downtown living on the 24th floor of the Rocky Mountain Court building. Located in the heart of Calgary allows for easy access to all the core has to offer and is only steps from the LRT, buses, restaurants, theatres, parks, the YMCA, Eau Claire Market, Stephen Avenue, Chinatown, Calgary Public Library, City Hall, Olympic Plaza, and the Bow River with its extensive walking & bike path system. This unit has a HEATED GARAGE, an advantage of owning one of the units on the upper floor. Huge living room leads to an oversized balcony with city view. Spacious bedrooms with large windows. Laundry room on every floor no need coins. Building amenities include an exercise room, squash court and sauna. On-site property management ensures a secure building. Security personnel 6pm - 6 am. Western High School is the designated high school for the area and it also happens to be one of the BEST schools in the province!