

**1704, 221 6 Avenue SE
Calgary, Alberta**

MLS # A2259889



\$209,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	728 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Stylish 1 Bedroom Condo with Stunning Views in the Heart of Downtown Calgary Welcome to this beautifully renovated 1 bedroom 728 sq ft unit on the 17th floor of the iconic Rocky Mountain Court, offering unbeatable value and location in the heart of downtown Calgary. This spacious 1 bedroom condo boasts a bright open layout, flooded with natural light through oversized windows and enjoying breathtaking views of the Bow River area, Bow building etc. Massive 216 sq. ft. private balcony – perfect for enjoying the city views. Recently fully renovated with new vinyl plank flooring, updated kitchen with quartz countertops and stainless-steel appliances (fridge, stove, dishwasher, microwave/hood fan), Renovated bathroom. Assigned covered parking stall included. Building Amenities includes: Fitness center, Racquetball/squash court & sauna, Rooftop patios on the 4th and 30th floors, Free laundry facilities on every floor, On-site property management and security, secure building with three elevators and recycling/compost program Unbeatable Location: Situated in the C-Train free fare zone, just steps from City Hall & LRT, Calgary Public Library & Bow Valley College, Stephen Avenue, Chinatown & Eau Claire, Theatres, restaurants, Glenbow Museum, Superstore, Bow River pathway system & Prince’s Island Park Designated to Western Canada High School – one of Alberta’s top-ranked schools Perfect for first-time buyers, Downtown professionals or investors seeking strong rental potential. (Pictures were taken prior to tenant moving in). Most of the furniture is included in the sales price!