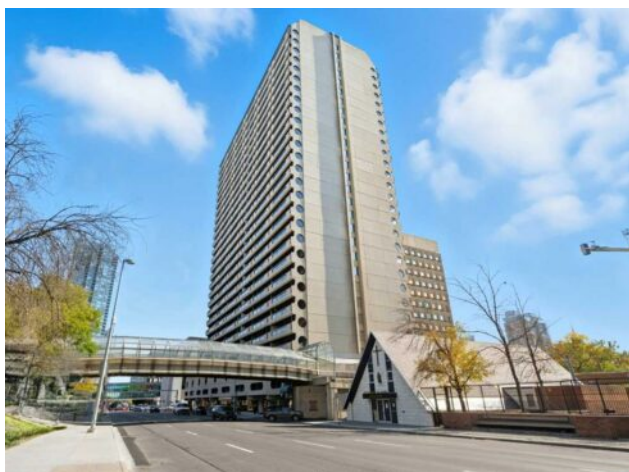


1707, 221 6 Avenue SE
Calgary, Alberta

MLS # A2260298



\$186,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 640
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: na

Welcome to Rocky Mountain Court! This 17th-floor, 1-bedroom, 1-bathroom condo offers incredible value in the heart of the city. Enjoy breathtaking south-facing views from your massive covered balcony—perfect for relaxing or entertaining. The open-concept kitchen features a convenient breakfast bar, ideal for casual dining or hosting. Building updates include new elevators and boilers, offering peace of mind for years to come. Includes 1 assigned parking stall on P2. Just steps to shopping, transit, restaurants, and all downtown amenities—urban living at its best!