

**504, 221 6 Avenue SE  
Calgary, Alberta**

**MLS # A2273904**



**\$178,000**

**Division:** Downtown Commercial Core

**Type:** Residential/High Rise (5+ stories)

**Style:** Apartment-Single Level Unit

**Size:** 726 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Parkade

**Lot Size:** -

**Lot Feat:** -

**Heating:** Boiler

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 619

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** CR20-C20/R20

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar

**Inclusions:** None

This well-situated apartment presents outstanding value, ideally suited for first-time homebuyers, downtown professionals, or investors targeting robust rental yields. The area enjoys consistently high rental demand, ensuring the property is a superior long-term investment. Daily convenience is unparalleled, with a Superstore supermarket and an LRT station mere steps away, while a nearby park offers a perfect spot for relaxation and outdoor recreation. The building is renowned for its professional condo management and high-security standards, featuring controlled fob entry and on-site security guards after hours. Residents benefit from a comprehensive suite of amenities, including a fully-equipped gym, an indoor basketball court, and complimentary laundry facilities. This unit includes a private, assigned indoor parking stall, providing both comfort and protection during winter. Furthermore, the property falls within the coveted catchment area for Western Canada High School, one of the region's top-ranked institutions—a highly attractive feature for families and a significant boost to future resale value.