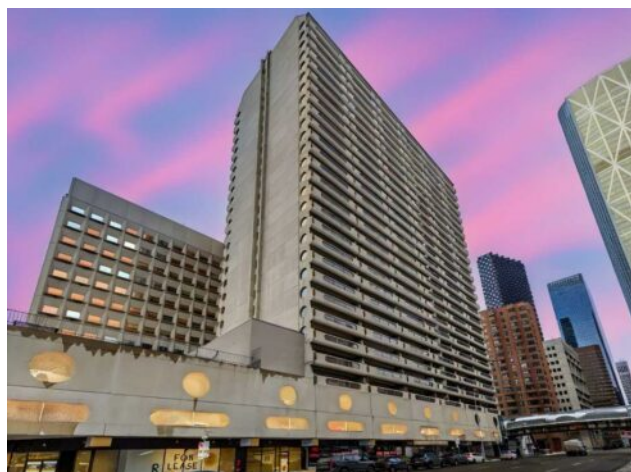


**504, 221 6 Avenue SE
Calgary, Alberta****MLS # A2273904****\$178,000**

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.