

1101, 221 6 Avenue SE
Calgary, Alberta

MLS # A2251923



\$230,000

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|------------------|--|---------------|-------------------|
| Division: | Downtown Commercial Core | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 702 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Garage Door Opener, Leased, Parkade, Plug-In | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 579 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CR20-C20/R20 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

South-Facing Corner Unit in Downtown Calgary, One-bedroom plus den with open floor plan, new laminate floors, fresh paint, and updated kitchen & bath. Bright south exposure with views of Olympic Plaza, Calgary Tower, and the Downtown skyline, while Rocky Mountain Plaza blocks direct summer heat. Spacious bedroom + versatile den for office or guest room. Building amenities include: fitness centre, racquetball court, sauna, and rooftop patios. Prime location in the C-Train free fare zone, steps to shopping, restaurants, Chinatown, Bow Valley College, Central Library, Glenbow Museum, theatres, and Bow River pathways. Includes covered indoor parking—a rare bonus in downtown for incredible value.