

1004, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2150599



## \$193,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	714 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 579
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

This large 1-bedroom + den (currently used for storage) condominium offers 714 sq. ft. of living space with a fantastic open-concept layout and an oversized balcony with sweeping city views through floor-to-ceiling windows! Ideally located in the hub of downtown Calgary, you're just steps away from the new Central Library, National Music Centre, theater district, Glenbow Museum, and Olympic Plaza. Explore nearby dining options, cafes, and the New City Market. Enjoy the convenience of the +15 Sky Network, extensive bike paths, and the C-Train free fare zone. Includes one above-ground covered parking stall. Building amenities feature a sauna, fitness center, and racquetball courts. Plus, a new Real Canadian Superstore is just one block away. The building is professionally managed with a full-time manager and maintenance person available Monday to Friday. Don't miss out on this vibrant downtown living opportunity!