

2507, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2153904



## \$239,900

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	739 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 598
<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>	See Remarks		

**Inclusions:** None

Back to market due to financing. Welcome to this exceptional apartment with stunning city views, situated in one of Calgary's most vibrant inner-city neighborhoods. Upon entry, you'll be greeted by a beautiful kitchen featuring contemporary cabinetry and appliances. The spacious living room offers captivating vistas and provides access to an inviting balcony, perfect for relaxing and enjoying the breathtaking cityscape. The generously sized bedroom is bathed in natural light. Additionally, a full bathroom and a storage area add functionality for the entire family. The apartment includes one secure and heated underground parking space located at the end of a drive aisle with no adjacent cars or columns. Residents can also enjoy a range of amenities, including a gym, sauna, basketball/squash court, and rooftop patio. This unit boasts a prime location, just steps to Superstore, Bow Valley College, the C-Train, and City Hall, ensuring all your needs are within easy reach. Explore the vibrant East Village, home to the Calgary Central Public Library, and enjoy quick access to Stampede Park and Chinatown. Book your private showing today!