

901, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2155350



## \$194,900

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<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>	Elevator		

**Inclusions:** na

Welcome to your new home at Rocky Mountain Court, a south-facing gem with over 700 sq.ft. of space in Calgary's downtown core. This unit is ideally situated within walking distance of key downtown amenities like the C-train, Central Library, Olympic Plaza, and City Hall. With a practical floor plan, this unit includes a spacious balcony and floor-to-ceiling windows that fill the living room with natural light. A generous bedroom and a storage room that can be transformed into a den provide versatility for your living arrangements. An indoor assigned parking stall is also included in the purchase. Enjoy access to the building's amenities, including a sauna, fitness center, and racquetball courts, which enhance the appeal of this downtown location. Don't let this chance slip by to own a piece of Calgary's vibrant city life.