

**808, 221 6 Avenue SE
Calgary, Alberta**

MLS # A2160976



\$159,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	509 sq.ft.	Age:	1980 (44 yrs old)
Beds:	-	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

This is an excellent first time buying or investment opportunity, Love inner city living & entertaining? Then this studio bedroom makes great choice! Welcome to your bright & sunny 8 floor suite in the hub of downtown, location & layout! A rare opportunity at this price, with a well managed complex including a gym, sauna, racquetball courts on the 5th floor and 4th floor rooftop common space, This open-concept style is designed to serve as a bedroom/living space. A creative owner may convert the large storage area into a den / separate bedroom. The uniquely large balcony features a panoramic view of downtown, it comes ample natural light throughout the day. For convenience, there is also an on-site full security manager, & parking usually comes available for rent at reasonable rate. The perfect location just steps away from all amenities, including Calgary's New Central Library, National Music Centre, theater district, Glenbow Museum, Olympic Plaza, restaurants, cafes, the New City Market, East Village, the waterfront community, Fort Calgary, Prince's Island Park, & the Bow River! Take advantage of alternative transportation options such as the +15 Sky Network System, the extensive bicycle path network throughout the downtown core & along the scenic rivers, & steps away from the C-Train free fare zone. This is a truly awesome choice to live in Cultural Heart of the City of Calgary!