

1811, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2163280



## \$215,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	702 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate

**Roof:** Tar/Gravel

**Basement:** -

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 579

**LLD:** -

**Zoning:** CR20-C20/R20

**Utilities:** -

**Inclusions:** All furniture are negotiable to stay

Experience the best of urban living in this over 700sqft property at Rocky Mountain Court. Featuring an open concept layout, this end unit seamlessly extends onto a beautiful south-facing balcony, offering 18th floor's breathtaking views of the iconic Calgary Tower and Olympic Plaza. Walking in, you will notice the natural sunlight that streams through large south-facing windows, creating a bright and welcoming atmosphere throughout the space. The kitchen is practical with lots of storage and an eat up bar that opens into the dining room and generously sized living room. The spacious bedroom provides a comfortable retreat, while a generous storage area ensures all your belongings are neatly organized. Additionally, your unit includes an indoor parking stall that is secured for your peace of mind. Rocky Mountain Court offers a range of amenities to enhance your lifestyle - stay active with the racquet court and fitness centre and sauna, or relax on the rooftop terrace while enjoying panoramic city views. These features make the building not just a residence, but a community. Located just steps from Bow Valley College, the C-Train, and City Hall, you'll find everything you need within easy reach. Explore the vibrant East Village, home to the Calgary Central Public Library, and enjoy quick access to Stampede Park and Chinatown. Experience the vibrant downtown lifestyle in this well-appointed unit at Rocky Mountain Court. Schedule a viewing today and see what makes this home so special.