

702, 221 6 Avenue SE
Calgary, Alberta

MLS # A2166904



\$180,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	691 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: None

Welcome to this stunning end unit 1 bedroom, 1 bathroom apartment in the highly sought-after Rocky Mountain Court complex in Downtown Calgary! This prime location offers unbeatable convenience, with the C-Train, shopping, and parks just steps away. Residents of this well-managed complex enjoy a host of amenities, including a gym, sauna, racquetball courts, and a 4th-floor rooftop common space. Step inside this expansive end unit and be amazed by the open floor plan. The kitchen boasts plenty of counter and cabinet space, complete with a bar-height eating area. There's also room for a dedicated dining area and a spacious living room, perfect for entertaining or relaxing. The living area flows seamlessly to a massive balcony with stunning views of Downtown Calgary. The primary bedroom is generously sized, comfortably fitting a king-sized bed along with all your furniture. The 4-piece bathroom is conveniently located next to the bedroom for ease of use. Additionally, there's a versatile flex/storage room, ideal for storing your belongings or setting up a home office. Completing this unit is a covered, secured parking stall, offering convenience and peace of mind. Don't miss the opportunity to own this incredible end unit in one of Downtown Calgary's best complexes!