

702, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2166904



## \$175,000

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