

1204, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2175799



## \$238,000

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	See Remarks, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<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>	No Animal Home, Sauna		

**Inclusions:** N/A

Step in to Downtown, Enjoy downtown living. For sale Spacious apartment on the 12 floor ,Big living room , 1 Bedroom ,Bathroom and a Den . Small renovation is needed to make this place Modern. Great view facing North ,Big spacious balcony awesome for entertaining and BBQs . Don't miss this opportunity to live downtown , this building is Steps from Tim Horton ,Library ,Olympic Plaza, many shops and restaurants , LRT line mins away . Enjoy a headache free lifestyle .Good for moving down, Investment or First home buyers . The building is equipped with a Gym , sauna and a huge Racketball Court with Basketball hoop. Book your showing now !