



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1406, 221 6 Avenue SE
Calgary, Alberta

MLS # A2308890



\$225,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	920 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 784
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions:	N/A
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RENOVATED GEM IN DOWNTOWN CORE. Discover this beautifully upgraded 2-bedroom home in Rocky Mountain Court. Featuring a sleek, modern kitchen with premium cabinetry and a massive breakfast bar, this unit is designed for both style and function. The spacious primary bedroom boasts an incredible full-wall custom closet system, offering rare downtown storage. Enjoy a large private balcony with city views and the ultimate convenience of being steps from the LRT, Central Library, and East Village. Building amenities include a fitness centre, sauna, and rooftop patio. Incredible value for a move-in-ready home in a prime location!