



**GRASSROOTS**  
REALTY GROUP

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511, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2309652



**\$199,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Downtown Commercial Core           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 709 sq.ft.                         | Age:   | 1980 (46 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                |            |              |
|-------------|--------------------------------|------------|--------------|
| Heating:    | Baseboard                      | Water:     | -            |
| Floors:     | Laminate, Vinyl Plank          | Sewer:     | -            |
| Roof:       | -                              | Condo Fee: | \$ 619       |
| Basement:   | -                              | LLD:       | -            |
| Exterior:   | Concrete                       | Zoning:    | CR20-C20/R20 |
| Foundation: | -                              | Utilities: | -            |
| Features:   | Breakfast Bar, Quartz Counters |            |              |
| Inclusions: | None                           |            |              |

Newly renovated and affordable opportunity to live or invest downtown commercial core! This sunny SOUTH facing one bedroom and one office condo has wonderful downtown views! There is a very large living/dining room & huge covered balcony (8'x27'), ideal for entertaining! The open concept galley style kitchen has updated stainless steel fridge, stove and, microwave and a brand-new dishwasher. Upgrades include newer carpet, 4 piece bathroom, oversized windows & 1 underground heated parking stall. Excellent location! Walking distance to downtown, LRT, buses, restaurants, theatres, parks, skating, pools, YMCA, Eau Claire Market, Chinatown, public library, City Hall, Olympic Plaza, shopping, malls, the Bow River walking & bike path system. Building amenities include exercise room, squash court, sauna, 4th floor & roof top patio! On site property management ensuring a secure building.