



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1403, 221 6 Avenue SE
Calgary, Alberta

MLS # A2318253



\$190,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Enjoy spectacular panoramic city views, including the iconic Calgary Tower, from this bright and spacious downtown apartment. Featuring an open-concept layout with laminate flooring throughout, this well-maintained home offers comfortable urban living in an unbeatable location. The updated kitchen boasts abundant counter space, ample cabinetry, and modern finishes, making it both functional and inviting. The generous living room opens onto an oversized balcony, perfect for relaxing, entertaining, or taking in the stunning skyline views. A versatile den provides excellent flexibility and has been used as an additional sleeping area, home office, or guest space. The bathroom has been recently renovated with contemporary finishes, while the kitchen was thoughtfully updated in recent years, adding style and value to the home. Residents enjoy access to excellent building amenities, including a racquetball court, fitness room, and sauna. The unit also comes with one assigned underground parking stall (P2 #88). Located in the heart of downtown, you're just steps from the C-Train, Superstore, theatres, the library, City Hall, Stephen Avenue, shopping, Chinatown, the Bow River pathways, and Prince's Island Park. Vacant and available for quick possession.