



GRASSROOTS
REALTY GROUP

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2911, 221 6 Avenue SE
Calgary, Alberta

MLS # A2323773



\$325,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,448 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,405
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: BLINDS

Penthouse suites of this size are increasingly uncommon in Calgary's downtown core. Spanning nearly 1,500 sq. ft. over two levels, this thoughtfully renovated residence combines the scale of a townhouse with panoramic views stretching across the city skyline to the Bow River and the Rocky Mountains beyond. An almost continuous wall of windows fills the principal living spaces with natural light while framing ever-changing views of the Bow Tower, TELUS Sky, the Calgary Tower and the downtown skyline. Whether enjoying the morning sun or watching the city lights come alive each evening, the outlook becomes part of the home's everyday living experience. The kitchen has been carefully redesigned with both function and aesthetics in mind. Quartz countertops, premium KitchenAid and Bosch appliances, generous preparation space and a breakfast bar create an inviting setting for everyday living or entertaining, while discreetly integrated in-suite laundry provides the convenience expected of a modern home. Both bedrooms are exceptionally generous in size, each comfortably accommodating king-sized furniture while enjoying the same spectacular outlook. Upstairs, a versatile bonus room provides excellent flexibility as a home office, reading lounge, media room or additional living space. The balcony deserves special mention. Measuring approximately 8 feet by 27 feet, it functions as an outdoor living room rather than simply a balcony. Finished with hardwood deck tiles and synthetic grass insets, it offers an exceptional space for morning coffee, outdoor dining, entertaining or simply enjoying one of the finest panoramic outlooks available in downtown Calgary. A heated underground tandem parking stall for two vehicles adds further convenience, while residents of Rocky Mountain Court enjoy a fitness centre, sauna, racquetball court, rooftop terrace, professional

on-site management and after-hours security. The building is also one of the few concrete high-rises in the downtown core that is ****not**** post-tension construction. Positioned directly across from Arts Commons and the newly reimagined Olympic Plaza, the location places Stephen Avenue, the Central Library, Bow River pathways, restaurants, cafés, entertainment venues, the Plus 15 network and the LRT free fare zone all within a short walk. Homes offering this combination of size, renovation, views and outdoor space rarely become available at this price point.