



GRASSROOTS
REALTY GROUP

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1505, 221 6 Avenue SE
Calgary, Alberta

MLS # A2331132



\$199,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	761 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Garage Door Opener, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions:	none
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Welcome to Rocky Mountain Court! This 15th floor 1 bedroom + den condo has brand new modern look with laminate flooring throughout and the larger 1 bedroom condos in this complex plus an unobstructed south-facing views of the Calgary Tower and skyline. The living room is a good size and has floor ceiling windows, a door leading to your desirable south facing balcony where you can relax and enjoy the views. The kitchen has been totally renovated with a plenty of cabinets and counter space and features a U shape design with breakfast bar and is adjacent to the dining area. The primary bedroom also has a bank of windows and views of the city. The den, perfect for working from home and the main bath complete this home. You also get an assigned parking stall in the parkade. Rocky Mountain Court has great amenities starting with each floor having a laundry room, there is a fitness room with sauna, racquetball/squash court, a rooftop terrace, on site management and secured parking. Centrally located with great access to downtown amenities such as walking distance to Stephen Ave, the Central library, restaurants, shopping, LRT and the Bow river & Princes Island Park. Call today to book your appointment!