



GRASSROOTS
REALTY GROUP

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2712, 221 6 Avenue SE
Calgary, Alberta

MLS # A2332557



\$209,900

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 648
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

Inclusions: NA

This bright and sunny condo apartment offers incredible city views & with unparalleled river views as well. What an unbeatable central location in the heart of downtown Calgary. Featuring a functional layout with ample natural light, this home is ideal for first-time buyers, urban professionals, or savvy investors. Enjoy top-tier building features, including a full suite of amenities on the 4th floor, convenient laundry facilities right down the hallway from the unit with free laundry amenities and a dedicated parking stall (#31) on the 3rd floor. Step outside your door and take advantage of being within walking distance to transit, shopping, dining, entertainment, and river pathways. The unit itself is perfect for a young couple or single professional~ with one large bedroom that has a huge window overlooking the Bow river and downtown city skyline, one 4 pce bathroom, a huge storage room that also could be used as a den/home office area, a wide open and massive living room that can handle any size living room furniture plus it has the walkout the massive covered balcony where you can enjoy the views and sounds of the downtown core, off the living room is the galley kitchen/semi formal dining area which has redone kitchen cabinets, lots of counterspace and the fridge, stove and builtin dishwasher. Dont miss out on this spectacular unit in RockyMountain Court.