



# 221 6 Avenue Calgary Alberta

\$223,800

Location! Location! Location! A spacious South-facing bright unit located on 23rd floor in the heart of downtown, offering stunning city views. The modern kitchen is equipped with stainless steel appliances, quartz countertops, and all-new closets and doors. The huge living room leads to an oversized 26 ft x 8 ft. balcony overlooking Olympic Plaza, providing incredible downtown views. This home is in very good condition and comes with fully furnished (furniture negotiable), including kitchen and dining ware. It also offers ample storage with a dedicated in-suite storage room. The property features a spacious bedroom with large windows and a 4-piece updated bath. Building amenities include a laundry room on every floor, a racquetball/basket court, a fitness room with a sauna, a rooftop terrace, and an underground heated parking stall (#21). 3 newer elevators to the building and walking distance to U of C downtown departments, Bow Valley College, City Hall, Superstore and C-train. Situated in the heart of downtown, directly across from Olympic Plaza, the C-Train line, and trendy shops and restaurants, this home offers unmatched convenience. With endless amenities just steps away--such as the Central Library, Stephen Avenue, riverside pathways, and Prince's Island Park--you can say goodbye to your commute if you work in the city core. Whether you're looking for a great rental investment or your first home, this is a fantastic opportunity in a prime location. Don't wait--this unit won't last long at this price! (id:6769)

- Living room/Dining room 18.00 Ft x 15.50 Ft
- Kitchen 8.50 Ft x 8.00 Ft
- Other 6.00 Ft x 4.00 Ft
- Primary Bedroom 14.00 Ft x 11.00 Ft
- 4pc Bathroom 8.50 Ft x 5.00 Ft
- Storage 6.50 Ft x 5.00 Ft
- Other 26.08 Ft x 8.00 Ft

Listing Presented By:



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### Mirror

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