



## 221 6 Avenue Calgary Alberta

\$194,900

Welcome to your new home at Rocky Mountain Court, a south-facing gem with over 700 sq.ft. of space in Calgary's downtown core. This unit is ideally situated within walking distance of key downtown amenities like the C-train, Central Library, Olympic Plaza, and City Hall. With a practical floor plan, this unit includes a spacious balcony and floor-to-ceiling windows that fill the living room with natural light. A generous bedroom and a storage room that can be transformed into a den provide versatility for your living arrangements. An indoor assigned parking stall is also included in the purchase. The carpets were replaced in 2020 and the unit was repainted in 2021. Enjoy access to the building's amenities, including a sauna, fitness center, and racquetball courts, which enhance the appeal of this downtown location. Don't let this chance slip by to own a piece of Calgary's vibrant city life. (id:6769)

Living room 4.75 M x 3.15 M

Kitchen 2.49 M x 2.41 M

Dining room 2.54 M x 2.21 M

4pc Bathroom 2.64 M x 1.47 M

Primary Bedroom 3.45 M x 4.19 M

Listing Presented By:



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(CENTRAL)**

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