



## 221 6 Avenue Calgary Alberta

\$329,900

Welcome to penthouse living within vibrant Downtown/inner-city at an affordable price! Enjoy the luxury of having over 1,380 of living space across 2 floors with an open floorplan that is well laid out. As you walk in, the renovated kitchen greets you with updated appliances, sleek granite countertops (also in the bathrooms), & shaker cabinetry. From here, you are directly connected to the vast living room & dining area that emphasizes the spaciousness of this unit. Have the flexibility to re-configure this spot to your own liking - have the freedom to add things like a workstation, reading corner, a spot for your musical pursuits, or all of the above! Nicely framing all of this are the large picture windows & access to the full length balcony that showcase the unobstructed panoramic Downtown view that also includes the Bow River. Completing this floor is a walkthrough coat closet & half bathroom. As you retreat to the private quarters on the 2nd floor, there are 2 large bedrooms (the master bedroom has a concealed walk in closet), both of which also have prime views of Downtown & newer windows. Nearby, the roomy foyer leads to a bonus room that could easily be used as a home office space or storage room while an updated full 4 piece bathroom top things off. Additional features include laminate flooring throughout the main floor with high quality carpet upstairs & 2 tandem indoor parking spots that are close to the elevator! Beyond the unit, the recently refreshed building offers an updated lobby, elevators, common areas, & an on-site building manager office, while the 5th floor has an exercise room, sauna, squash court/basketball hoop, & outdoor terrace. Be spoiled by the great central location; enjoy the convenience of having other parts of Downtown, Chinatown, the award winning new Central Library, East Village, & Stephen Ave all a short walk away. Close access...

Kitchen 2.95 M x 2.44 M

Living room 5.87 M x 4.98 M

Dining room 5.11 M x 2.57 M

2pc Bathroom .00 M x .00 M

Primary Bedroom 4.95 M x 4.14 M

Bedroom 4.95 M x 4.14 M

Bonus Room 4.19 M x 2.57 M

Storage 3.61 M x 1.70 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



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RE/MAX iRealty Innovations

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