



221 6 Avenue Calgary Alberta

\$399,900

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 9.67 Ft x 8.00 Ft
 Living room 19.25 Ft x 16.33 Ft
 Dining room 16.75 Ft x 8.42 Ft
 2pc Bathroom .00 Ft x .00 Ft
 Primary Bedroom 16.25 Ft x 13.58 Ft

Bedroom 16.25 Ft x 13.58 Ft
 Bonus Room 13.75 Ft x 8.42 Ft
 Storage 11.83 Ft x 5.58 Ft
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX iRealty Innovations

RE/MAX Realty Professionals

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