



## 221 6 Avenue Calgary Alberta

\$259,900

Location! Location! Location! Rocky Mountain Court. This north facing 2 bedroom home is located in the heart of downtown. Located on the 22nd floor, it has a beautiful downtown view. This immaculate home has an open floor plan with new baseboards, electrical switches & plugs, newly painted interior with new lightings. Huge living room leads to an oversized balcony 8 x 39 ft. with city view. An in suite storage & a 4 pc bathroom. Spacious bedrooms with large windows. The amenities of this building include laundry room on every floor, racquetball court, exercise room with sauna, a rooftop terrace and an underground parking stall, secured front entrance with cameras, on-site building manager 5 days a week, evening security personnel. Endless downtown amenities are within walking distance: the Central library, Stephen Ave, Theatre/ Concert Halls, YMCA, Superstores, restaurants with varieties of cuisines, C-Train & public transportation. It is within walking distance to the Bow river & Princes Island Park. Either to have this as a rental investment or to call this your first home, it is a great buy! (id:6769)

Living room 20.92 Ft x 15.58 Ft

Bedroom 14.17 Ft x 11.33 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Dining room 10.08 Ft x 8.33 Ft

Foyer 5.58 Ft x 3.58 Ft

Kitchen 6.58 Ft x 7.92 Ft

Primary Bedroom 17.33 Ft x 11.25 Ft

Other 8.17 Ft x 38.83 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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