



# 221 6 Avenue Calgary Alberta

\$235,000

**\*\*DOWNTOWN LIVING AT IT'S FINEST! EXCELLENT LOCATION!\*\*** WELCOME TO YOUR BEAUTIFULLY RENOVATED 1 bedroom plus den, 1 bathroom condo in the sought-after Rocky Mountain Court. This stunning unit boasts an OPEN-CONCEPT FLOOR PLAN, featuring TILED ENTRYWAY, LAMINATE FLOORING throughout and a modern UPGRADED KITCHEN equipped with stainless steel appliances. Enjoy SPACIOUS LIVING AND DINING AREAS that are perfect for entertaining or relaxing. The GENEROUS SIZED BEDROOM offers a peaceful retreat, while the DEN can serve as a home office or additional storage. Step outside to your LARGE BALCONY, ideal for enjoying morning coffee or evening gatherings. Building amenities include SECURE PARKING, a convenient laundry facility, an EXERCISE ROOM for staying fit, a SAUNA for unwinding, a RACQUET COURT for active fun, and an inviting OUTDOOR ROOFTOP TERRACE. With ONSITE BUILDING MANAGEMENT, shopping located on the street level and just ONE BLOCK away from the C-Train and Plus-15, nearby to Stephen Avenue, Restaurants, Central Library, Theatre/Concert Halls, and Superstore, you'll relish the unparalleled convenience of downtown living. Don't miss your chance to experience the vibrant lifestyle this condo offers! GREAT INVESTMENT OPPORTUNITY! SCHEDULE A VIEWING TODAY! (id:6769)

Living room 11.83 Ft x 15.67 Ft  
 Dining room 9.17 Ft x 15.67 Ft  
 Kitchen 6.75 Ft x 8.00 Ft  
 Den 5.08 Ft x 6.42 Ft

Foyer 5.58 Ft x 4.08 Ft  
 Primary Bedroom 17.58 Ft x 11.33 Ft  
 4pc Bathroom 8.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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