



221 6 Avenue Calgary Alberta

\$178,000

This well-situated apartment presents outstanding value, ideally suited for first-time homebuyers, downtown professionals, or investors targeting robust rental yields. The area enjoys consistently high rental demand, ensuring the property is a superior long-term investment. Daily convenience is unparalleled, with a Superstore supermarket and an LRT station mere steps away, while a nearby park offers a perfect spot for relaxation and outdoor recreation. The building is renowned for its professional condo management and high-security standards, featuring controlled fob entry and on-site security guards after hours. Residents benefit from a comprehensive suite of amenities, including a fully-equipped gym, an indoor basketball court, and complimentary laundry facilities. This unit includes a private, assigned indoor parking stall, providing both comfort and protection during winter. Furthermore, the property falls within the coveted catchment area for Western Canada High School, one of the region's top-ranked institutions—a highly attractive feature for families and a significant boost to future resale value. (id:6769)

Living room 17.75 Ft x 15.58 Ft

Other 10.00 Ft x 8.75 Ft

Other 6.42 Ft x 5.58 Ft

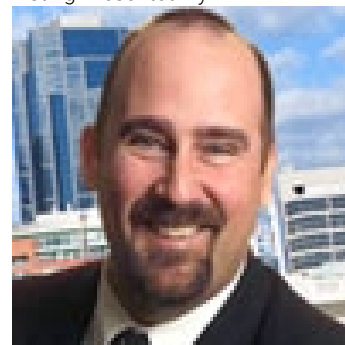
Foyer 6.00 Ft x 5.00 Ft

Other 21.00 Ft x 8.83 Ft

Primary Bedroom 15.75 Ft x 11.33 Ft

4pc Bathroom 5.00 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

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