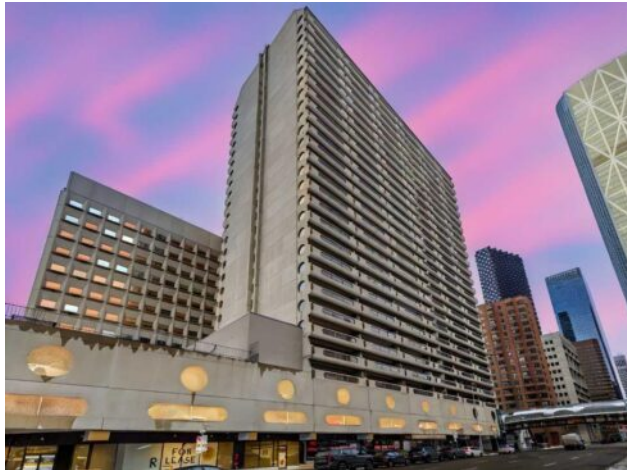


504, 221 6 Avenue SE
 Calgary, Alberta

MLS # A2307274



\$167,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	726 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	None		
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Experience the ultimate "15-minute city" lifestyle in this clean, versatile 1-bedroom plus den retreat, perfectly positioned for the modern professional or savvy investor at an outstanding price point. Enjoy a front-row, private view of the world-famous Calgary Stampede Parade right from your own balcony or the massive shared terrace on your floor. This 5th-floor gem offers unparalleled convenience with the gym, indoor basketball court, and free laundry facilities located just steps from your door, while providing faster, safer stairwell access during fire drills. The unit includes a versatile den—currently for storage but ideal as a private home office—and a secure, assigned indoor parking stall for warm winters. Benefit from high-end security with on-site guards, elite walkability to the City Hall LRT and Superstore, and the long-term investment value of the Western Canada High School catchment. Meticulously clean and architectural in character, this is the best price-per-square-foot in the district, providing the perfect canvas to create a renovation tailored to your unique lifestyle. Vacant and ready for immediate possession—book your showing today!