

**1406, 221 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2308890**



**\$253,000**

<b>Division:</b>	Downtown Commercial Core		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 784
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CR20-C20/R20
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** N/A

\*\*\*Open House 2-4pm, May 10th\*\*\***RENOVATED GEM IN DOWNTOWN CORE.** Discover this beautifully upgraded 2-bedroom home in Rocky Mountain Court. Featuring a sleek, modern kitchen with premium cabinetry and a massive breakfast bar, this unit is designed for both style and function. The spacious primary bedroom boasts an incredible full-wall custom closet system, offering rare downtown storage. Enjoy a large private balcony with city views and the ultimate convenience of being steps from the LRT, Central Library, and East Village. Building amenities include a fitness centre, sauna, and rooftop patio. Incredible value for a move-in-ready home in a prime location!