

2911, 221 6 Avenue SE
Calgary, Alberta

MLS # A2323773



\$325,000

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,448 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,405
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: BLINDS

Be captivated by the far-reaching views from this thoughtfully renovated penthouse in Rocky Mountain Court. Offering nearly 1,500 sq. ft. of interior living space over two levels, this home enjoys a commanding outlook across Calgary's skyline, taking in the Bow Tower, TELUS Sky, the Calgary Tower, the Bow River and the Rocky Mountains beyond. The kitchen has been carefully redesigned with both function and aesthetics in mind. Quartz countertops, premium KitchenAid and Bosch appliances, generous preparation space and a breakfast bar create an inviting setting for everyday living or entertaining, while discreetly integrated in-suite laundry adds the convenience expected of a modern home. The open dining and living areas are framed by an almost continuous wall of windows, allowing natural light and the ever-changing cityscape to become part of the living experience. Whether enjoying the morning sun over downtown or evening sunsets beyond the mountains, the outlook is a feature that continually rewards. Both bedrooms are generously proportioned, each enjoying the same panoramic views and offering ample room for king or queen-sized furniture without compromise. A versatile upper-level bonus room provides an ideal home office, reading area or additional living space. The balcony deserves particular mention. Exceptional in both size and outlook for this price range, it has been finished with hardwood deck tiles and synthetic grass insets, creating the foundation for an inviting outdoor retreat high above the city. Located in the heart of Calgary's cultural and entertainment district, the building sits directly across from Arts Commons and the newly reimagined Olympic Plaza, with Stephen Avenue, the Bow River pathway system, the Central Library and countless restaurants, cafés and entertainment venues all within a short walk. The LRT free fare zone is moments

away, while direct access to the Plus 15 network makes navigating downtown effortless year-round. A heated underground tandem parking stall provides quick access to Deerfoot Trail when leaving the city, while Rocky Mountain Court offers residents a fitness centre, sauna, racquetball court, rooftop patio, on-site management and after-hours security. A home defined by the quality of its space, outlook and location, offering a lifestyle that is increasingly difficult to replicate in Calgary's downtown core.