

**609, 221 6 Avenue SE**  
**Calgary, Alberta**

**MLS # A2325507**



## \$179,971

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Commercial Core           |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 697 sq.ft.                         | <b>Age:</b>   | 1983 (43 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade                            |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                  |                   |              |
|--------------------|------------------|-------------------|--------------|
| <b>Heating:</b>    | Baseboard        | <b>Water:</b>     | -            |
| <b>Floors:</b>     | Carpet, Linoleum | <b>Sewer:</b>     | -            |
| <b>Roof:</b>       | Membrane         | <b>Condo Fee:</b> | \$ 648       |
| <b>Basement:</b>   | -                | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Concrete, Stucco | <b>Zoning:</b>    | CR20-C20/R20 |
| <b>Foundation:</b> | -                | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Storage          |                   |              |

**Inclusions:** N/A

609, 221 6 Ave SE | Rocky Mountain Court | 1 Bedroom Apartment | Galley Kitchen With Pass-Through To Large Living Room With Easy Access To Your A HUGE! Private Balcony With City Views Great For BBQ'ing (Propane Only) | Large Bright Primary Bedroom With Large Walk-In Closet | Free Laundry On The Floor | Fully Equipped Exercise Room With A Sauna, A Racquetball/Basketball Court, Plus Massive Rooftop Terrace To Enjoy The Sun | One Underground Parking Stall | Secured Front Entrance With Security Cameras | A Walker's Paradise, With A Three-Minute Walk To The C-Train | Real Canadian Superstore, & Many Shopping & Dining Options | Bow River Pathway System, & Nearby Parks Including Prince's Island Park Along The Bow River, James Short Park, Sien Lok Park & Courthouse Park | 3 Elevators | Condo Fees Of \$648.26 Include Common Area Maintenance, Heat, Water, Sewer, Insurance, Parking, Professional Management, & Reserve Fund Contributions | One PET Allowed Under 22lbs Subject To Board Approval No Birds | No Age Restriction.