

2003, 221 6 Avenue SE
Calgary, Alberta

MLS # A2326654



\$189,800

Division:	Downtown Commercial Core		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	699 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 648
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CR20-C20/R20
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to urban living in the heart of Downtown Calgary! This bright, well-maintained 699 sq. ft. 20th-floor condo offers an exceptional opportunity for first-time buyers, professionals, or investors seeking unbeatable value in a prime location. The thoughtfully designed floor plan features 1 spacious bedroom, an open den, and a full 4-piece bathroom. Commercial-grade luxury vinyl plank flooring flows throughout the entire unit, creating a modern and durable living space. The renovated kitchen has been opened up to maximize both functionality and style, showcasing stainless steel appliances, ample cabinetry, and a convenient breakfast bar overlooking the spacious living area. Natural light fills the south-facing living room and primary bedroom through large windows, while the expansive 27'5" full-width balcony provides stunning views of Downtown Calgary and the iconic Calgary Tower—an ideal space to relax or entertain while enjoying all-day sunshine. The generously sized primary bedroom features a floor-to-ceiling window, and the entry closet has been tastefully renovated to provide additional storage. An open den offers the perfect space for a home office, study area, or reading nook. This home also includes one assigned indoor parking stall. Residents enjoy convenient free laundry facilities on every floor, along with excellent building amenities including a fitness centre, sauna, and squash court. Located just steps from the C-Train, City Hall, Bow Valley College, the Bow River pathway system, Chinatown, shopping, restaurants, and the downtown business core, this location offers the ultimate walkable lifestyle. Affordable downtown living in a NON-Posttention concrete building for under \$195,000—whether you're purchasing your first home, adding to your investment portfolio, or looking for a convenient urban retreat- this is an opportunity you

won't want to miss!