

\$205,000 - 2710, 221 6 Avenue Se, Calgary

MLS® #A2085250

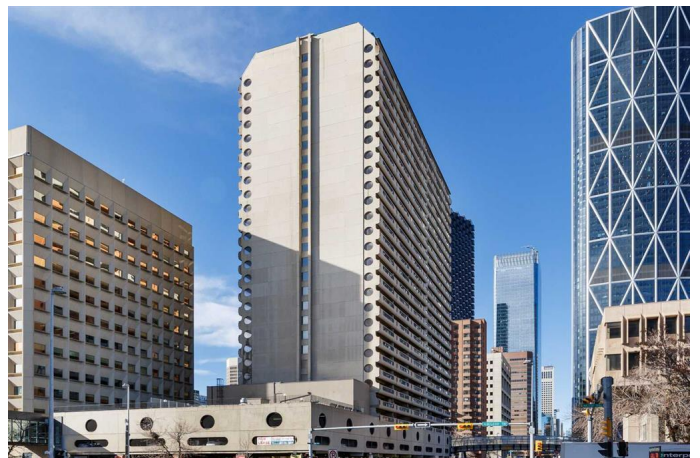
\$205,000

1 Bedroom, 1.00 Bathroom, 714 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Investors Alert* BACK ON MARKET DUE TO FINANCING* Great price and option to hold until Jan, 2024. Tenant is happy to stay longer if preferred. Located in the heart of Calgary's bustling Downtown Commercial Core, your retreat at Rocky Mountain Court awaits! This charming 1 bed, 1 bath condo offers 713 sqft of living space. As you enter the unit, you'll immediately notice the functional layout. A coat closet in the foyer to store your jackets and shoes after a long day and a kitchen opposite. The kitchen has granite countertops, a gas stove, dishwasher, refrigerator as well as an eat-up breakfast bar with a convenient spot for casual meals, enhancing the overall charm of the home. Heading into the spacious living room you'll see a nice feature wall and updated floors; this area also provides access to the large 27' x 8' balcony. If you love views of the City and Bow River, this may very well become one of your favorite spaces in the home. The size continues into the Primary which could easily fit a king size bed and furniture, it also has a full closet with built-in organizers. End of the hall is a 4pc Bathroom and an office nook (used as storage/pantry currently) to complete the space! The amenities here include a gym with shower and sauna, plus a racquet court/basketball half-court and large roof deck. The building is monitored and maintained well by professional on-site management and caretakers. The great thing about the location of this home, is that it opens the door to the Plus 15 network,



allowing you to stroll to work, shopping and restaurants with ease. This unit is also be accompanied by an assigned parking stall.

Built in 1980

Essential Information

MLS® #	A2085250
Price	\$205,000
Sold Price	\$200,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	714
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2710, 221 6 Avenue Se
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4Z9

Amenities

Amenities	Coin Laundry, Elevator(s), Fitness Center, Racquet Courts, Roof Deck, Sauna, Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade, Underground

Interior

Interior Features	Granite Counters, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Baseboard, Natural Gas

Cooling	None
# of Stories	30

Exterior

Exterior Features	Lighting, Other
Roof	Tar/Gravel
Construction	Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 20th, 2023
Days on Market	32
Zoning	CR20-C20/R20
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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