

\$174,900 - 1008, 221 6 Avenue Se, Calgary

MLS® #A2109211

\$174,900

1 Bedroom, 1.00 Bathroom, 508 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

This bright and spacious inner city 10th floor Scandinavian-style studio apartment has lots of storage and a beautiful aesthetic. The unit boasts tall ceilings and a wall of floor to ceiling windows which feature quality room darkening window treatments, and an extra-large 15 x 8-foot balcony. Additional enhancements include luxury vinyl plank flooring, fresh paint throughout, white cabinets, quartz counters, and custom closets with built-in drawers, including a spacious walk-in closet. The building offers a common laundry room on every floor and the condo fees of \$404.33 includes heat, water and sewer. The location is superb with unmatched walkability, just steps away from the CTrain station within the free fair zone, shopping, many pubs and eateries, theatres and the river pathways. An easy walk to Olympic Plaza, City Hall, Bow Valley College, Princeâ€™s Island, the Calgary Public Library, Studio Bell, Theatre Calgary... the list goes on! And there's PLUS-15 access, so you don't need to go outside on those cold winter days! This is a well-run complex with on-site management and evening security. As a resident of this building, youâ€™ll also have access to a fitness room, sauna, squash/basketball court and a large 4th floor patio which is a great spot for relaxing, socializing and for viewing the Stampede Parade and fireworks. The Rocky Mountain Court Social Club meets monthly in the lobby of the building. This beautiful studio unit is a perfect opportunity for an investor or a



first-time buyer looking to be in the heart of downtown Calgary at an affordable price point. Don't miss your chance to check this one out!

Built in 1980

Essential Information

MLS® #	A2109211
Price	\$174,900
Sold Price	\$170,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	508
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	1008, 221 6 Avenue Se
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G4Z9

Amenities

Amenities	Coin Laundry, Elevator(s), Fitness Center, Game Court Interior, Racquet Courts, Roof Deck, Sauna
Parking	None

Interior

Interior Features	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	29

Exterior

Exterior Features	None
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 4th, 2024
Days on Market	12
Zoning	CR20-C20/R20
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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