

# \$199,900 - 1011, 221 6 Avenue Se, Calgary

MLS® #A2207493

**\$199,900**

1 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Spacious Downtown Condo with Stunning Olympic Plaza Views! Experience urban living at its finest in this spacious south-facing end unit at Rocky Mountain Court. Offering over 700 sq.ft. of potential, this condo is perfectly situated in the heart of downtown Calgary, just steps from the C-Train, Central Library, Olympic Plaza, City Hall, and a variety of shops and restaurants. The functional floor plan includes a generous living room with floor-to-ceiling windows, allowing natural light to flood the space while showcasing breathtaking views of Olympic Plaza and the downtown skyline. The large bedroom provides a peaceful retreat, while the storage room can be easily transformed into a home office or den. The huge balcony is perfect for relaxing or entertaining while soaking in the city views. Adding to the convenience, this unit comes with one assigned indoor parking stall, a rare find in downtown living. Recent upgrades include Luxury Vinyl Plank flooring, fresh paint, baseboards, a new toilet, range hood (2022), and a dishwasher (2021), ensuring modern comfort. Residents enjoy access to fantastic building amenities, including a sauna, fitness center, and racquetball courts. Building is connected to the LRT Station and office buildings via Plus 15. Don't miss this opportunity to own a prime downtown condo in one of Calgary's most vibrant locations. Please click the 3D Matterport for more details!



Built in 1980

### Essential Information

MLS® #	A2207493
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1011, 221 6 Avenue Se
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4Z9

### Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Recreation Room, Trash, Garbage Chute, Sauna
Utilities	Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Assigned, Garage Door Opener, Parkade, Secured

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	29
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	CR20-C20

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.