

2411, 221 6 Avenue SE  
Calgary, Alberta

MLS # A2212127

\$250,000

|           |                                                |        |                   |
|-----------|------------------------------------------------|--------|-------------------|
| Division: | Downtown Commercial Core                       |        |                   |
| Type:     | Residential/High Rise (5+ stories)             |        |                   |
| Style:    | Apartment-Single Level Unit                    |        |                   |
| Size:     | 700 sq.ft.                                     | Age:   | 1980 (45 yrs old) |
| Beds:     | 1                                              | Baths: | 1                 |
| Garage:   | Assigned, Garage Door Opener, Parkade, Secured |        |                   |
| Lot Size: | -                                              |        |                   |
| Lot Feat: | -                                              |        |                   |

|             |                                                          |            |          |
|-------------|----------------------------------------------------------|------------|----------|
| Heating:    | Baseboard, Natural Gas                                   | Water:     | -        |
| Floors:     | Laminate, Tile                                           | Sewer:     | -        |
| Roof:       | Tar/Gravel                                               | Condo Fee: | \$ 579   |
| Basement:   | None                                                     | LLD:       | -        |
| Exterior:   | Concrete                                                 | Zoning:    | CR20-C20 |
| Foundation: | Poured Concrete                                          | Utilities: | -        |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan, Storage |            |          |

Inclusions: n/a

Welcome to the ultimate urban lifestyle! Located just steps from Bow Valley College, this exceptional downtown Calgary unit offers the perfect blend of comfort, convenience, and vibrant city living. Enjoy an open-concept design with breathtaking, unobstructed views of the iconic Calgary Tower &mdash; a daily reminder that you're at the heart of it all. Park your car securely in the heated parkade and grab your bike from your private in-suite storage to explore the stunning river pathways along the Bow River, right at your doorstep. Savor the endless dining options, boutique shopping, and exciting entertainment venues &mdash; all just a short stroll away. After a busy day of work or downtown adventures, unwind in the building's relaxing sauna room, the perfect way to recharge. Whether you're a professional, a student, or someone who simply loves being in the center of Calgary's energy, this unit delivers it all: location, lifestyle, and unbeatable value. Don't miss your chance to live in one of downtown's best-kept secrets.