

# \$199,999 - 1505, 221 6 Avenue Se, Calgary

MLS® #A2230571

## \$199,999

1 Bedroom, 1.00 Bathroom, 765 sqft  
Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Open Houses: Saturdays 2-4pm; Sunday: 12-2pm – don't miss your second chance at this exceptional downtown condo! Located in the heart of Calgary's core, this oversized 1 bed, 1 bathroom unit offers unbeatable value for both investors and professionals. Enjoy breathtaking, unobstructed south-facing views of the Calgary Tower and skyline from your expansive private balcony.

Inside, the bright functional layout includes newer stainless steel appliances, updated cabinetry, modern flooring, and sleek countertops. The spacious primary bedroom is complemented by a 4-piece bathroom and a versatile flex area perfect for a home office or additional storage. Amenities galore! This well-managed building offers 24-hour security, an on-site property manager, a rooftop patio, fitness center, indoor court, and free laundry on every floor. In-unit laundry is possible with condo's approval. Condo fees include everything except electricity, and the unit comes with one assigned, covered parking stall – an excellent asset in this inner-city location, just steps from the LRT, shopping, restaurants, and nightlife. Immediate possession is available. An outstanding opportunity to own in one of Calgary's most walkable, connected neighborhoods. Book your showing today!

Built in 1980



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230571          |
| Price          | \$199,999         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 765               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1505, 221 6 Avenue Se    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2G 4Z9                  |

## Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Racquet Courts, Recreation Room, Roof Deck, Sauna, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                         |
| Parking        | Parkade                                                                                                                   |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Chandelier, Laminate Counters, Storage |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard                                                                |
| Cooling           | None                                                                     |
| # of Stories      | 29                                                                       |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction      Concrete

**Additional Information**

Date Listed      June 14th, 2025

Days on Market      2

Zoning      CR20-C20/R20

**Listing Details**

Listing Office      eXp Realty



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