

# \$209,900 - 2412, 221 6 Avenue Se, Calgary

MLS® #A2250698

**\$209,900**

1 Bedroom, 1.00 Bathroom, 707 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Experience the best of downtown living on the 24th floor of the Rocky Mountain Court building. Located in the heart of Calgary allows for easy access to all the core has to offer and is only steps from the LRT, buses, restaurants, theatres, parks, the YMCA, Eau Claire Market, Stephen Avenue, Chinatown, Calgary Public Library, City Hall, Olympic Plaza, and the Bow River with its extensive walking & bike path system. This unit has a HEATED GARAGE, an advantage of owning one of the units on the upper floor.

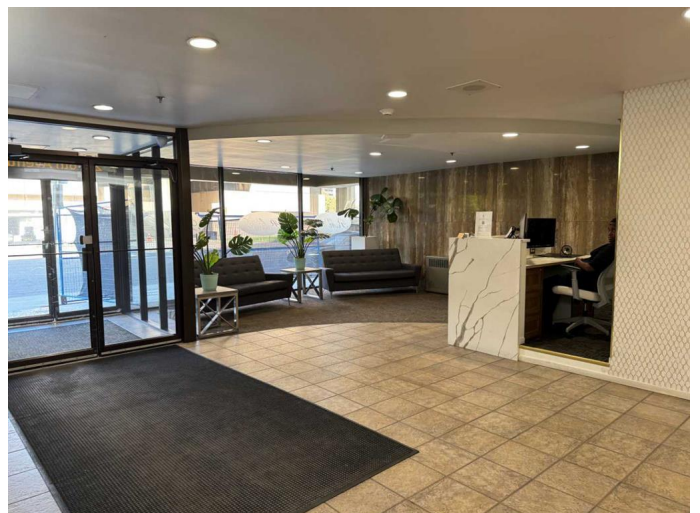
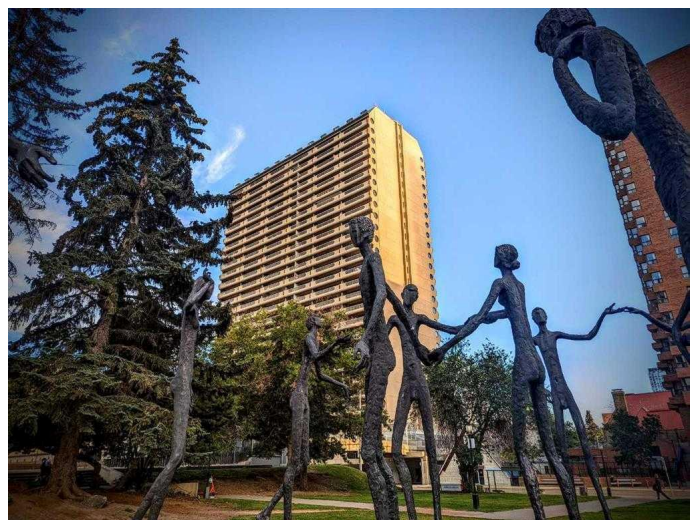
Huge living room leads to an oversized balcony with city view. Spacious bedrooms with large windows. Laundry room on every floor no need coins. Building amenities include an exercise room, squash court and sauna.

On-site property management ensures a secure building. Security personnel 6pm - 6 am. Western High School is the designated high school for the area and it also happens to be one of the BEST schools in the province!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250698  |
| Price          | \$209,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 707       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2412, 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, Racquet Courts, Sauna |
| Parking Spaces | 1                                                           |
| Parking        | Assigned, Heated Garage, Underground                        |
| # of Garages   | 1                                                           |

### **Interior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | No Animal Home, No Smoking Home         |
| Appliances        | Dishwasher, Electric Oven, Refrigerator |
| Heating           | Hot Water, Natural Gas                  |
| Cooling           | None                                    |
| # of Stories      | 29                                      |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 51                |
| Zoning         | CR20-C20          |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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