

# \$189,000 - 710, 221 6 Avenue Se, Calgary

MLS® #A2218282

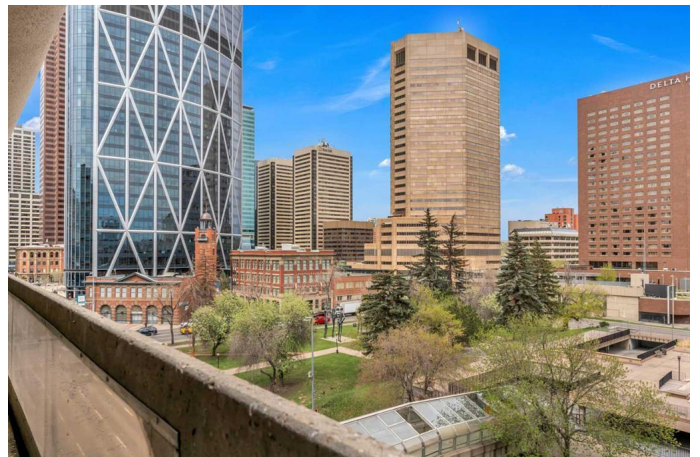
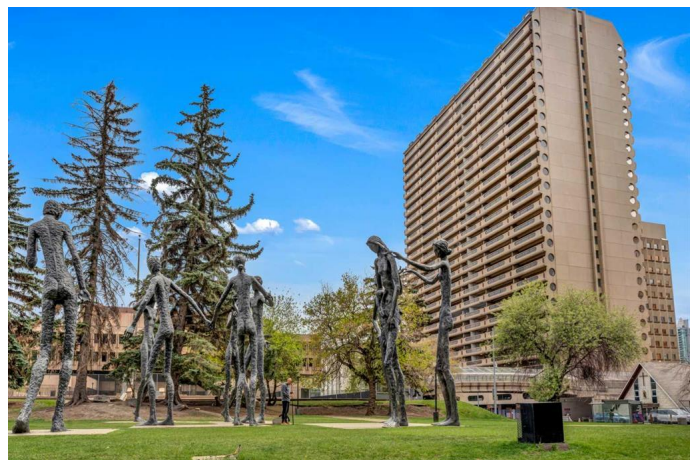
**\$189,000**

1 Bedroom, 1.00 Bathroom, 719 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Embrace the enduring quality of concrete construction in a spacious 700+ Sq/Ft Condo, where timeless design meets stunning city views—all at a TRULY AFFORDABLE price! SPACIOUS FLOOR PLAN | BEAUTIFUL CITY AND PARK VIEWS | UNDERGROUND PARKING | OUTSTANDING BUILDING AMENITIES INCLUDING A GYM, SUANA RACQUET BALL COURT, ROOF DECK AND MORE | CONNECTED TO THE LRT AND DOWNTOWN THROUGH THE +15 SYSTEM! Experience the energy and ease of downtown living in this spacious one-bedroom condo in the amenity-rich Rocky Mountain Court building. With over 700 sq. ft. of well-laid-out interior space plus an expansive full-width balcony, this home offers incredible value for investors, first-time buyers, or anyone seeking walkable convenience in Calgary's vibrant core. Step inside to find a generous living room framed by floor-to-ceiling windows that capture sweeping city views, including the iconic "Family of Man" sculptures—an enduring piece of Calgary's cultural landscape. The oversized windows flood the space with natural light while connecting you visually to the pulse of the city below. Easily entertain in the well laid out kitchen with a breakfast bar and clear sightlines into the other principal rooms, providing great connectivity. The separate bedroom also enjoys outstanding views and offers a peaceful retreat from the bustle outside. A four-piece bathroom and in-suite storage complete the



interior, with ample space to customize or modernize over time. The expansive balcony spans the entire width of the unit, enticing peaceful morning coffees and casual barbeques with the city views as the breathtaking backdrop. Included with the unit is one assigned indoor parking stall—an exceptional bonus in this location—as well as access to free shared laundry facilities on-site. Rocky Mountain Court offers incredible amenities designed for active, urban living. Residents enjoy use of a fitness centre, sauna, racquetball courts, rooftop patio, and a secure building environment. Best of all, the building is directly connected to the LRT and downtown's Plus 15 system, allowing for sheltered access to City Hall, Olympic Plaza, office towers, and more. Whether you're seeking a lifestyle-centric home base or a smart addition to your real estate portfolio, this extremely well-located condo delivers space, potential, and unbeatable downtown access.

Built in 1980

### Essential Information

MLS® #	A2218282
Price	\$189,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	719
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	710, 221 6 Avenue Se
---------	----------------------

Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4Z9

## Amenities

Amenities	Elevator(s), Fitness Center, Game Court Interior, Racquet Courts, Roof Deck, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	29

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	59
Zoning	CR20-C20

## Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.