

# \$209,900 - 1704, 221 6 Avenue Se, Calgary

MLS® #A2259889

**\$209,900**

1 Bedroom, 1.00 Bathroom, 728 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Stylish 1 Bedroom Condo with Stunning Views in the Heart of Downtown Calgary

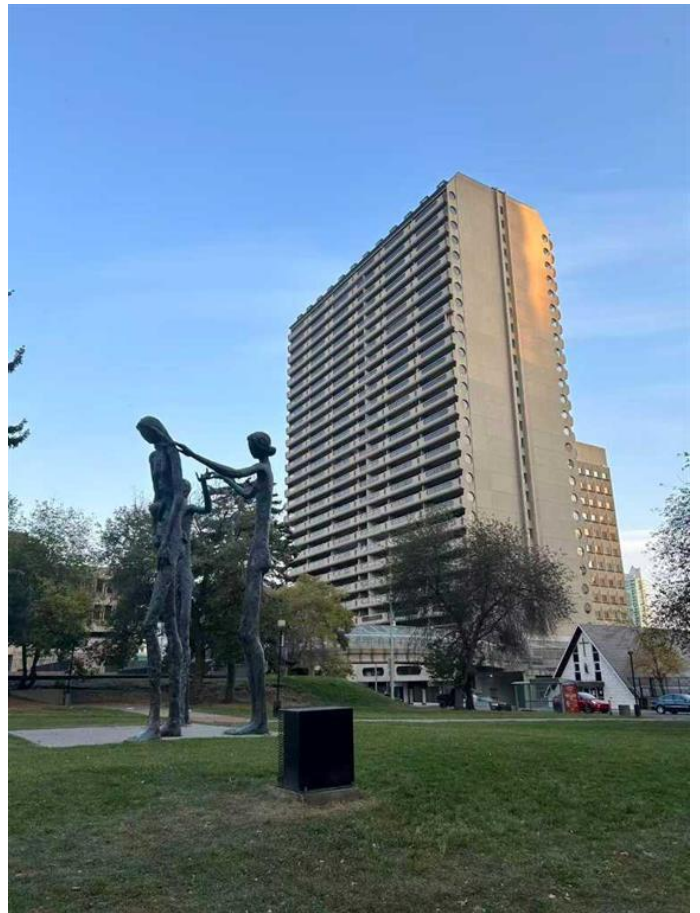
Welcome to this beautifully renovated 1 bedroom 728 sq ft unit on the 17th floor of the iconic Rocky Mountain Court, offering unbeatable value and location in the heart of downtown Calgary.

This spacious 1 bedroom condo boasts a bright open layout, flooded with natural light through oversized windows and enjoying breathtaking views of the Bow River area, Bow building etc. Massive 216 sq. ft. private balcony – perfect for enjoying the city views. Recently fully renovated with new vinyl plank flooring, updated kitchen with quartz countertops and stainless-steel appliances (fridge, stove, dishwasher, microwave/hood fan), Renovated bathroom. Assigned covered parking stall included.

Building Amenities includes: Fitness center, Racquetball/squash court & sauna, Rooftop patios on the 4th and 30th floors, Free laundry facilities on every floor, On-site property management and security, secure building with three elevators and recycling/compost program

Unbeatable Location:

Situated in the C-Train free fare zone, just steps from City Hall & LRT, Calgary Public Library & Bow Valley College, Stephen Avenue, Chinatown & Eau Claire, Theatres, restaurants, Glenbow Museum, Superstore, Bow River pathway system & Princeâ€™s Island Park



Designated to Western Canada High School  
â€“ one of Albertaâ€™s top-ranked schools  
Perfect for first-time buyers, Downtown  
professionals or investors seeking strong  
rental potential. (Pictures were taken prior to  
tenant moving in). Most of the furniture is  
included in the sales price!

Built in 1980

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2259889          |
| Price          | \$209,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 728               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1704, 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, Parkade                                           |
| # of Garages   | 1                                                           |

### Interior

Interior Features Kitchen Island, No Animal Ho  
Appliances Dishwasher, Electric Stove, M  
Heating Baseboard  
Cooling None  
# of Stories 29

Exterior

Exterior Features Balcony  
Construction Concrete

Additional Information

Date Listed September 25th, 2025  
Days on Market 16  
Zoning CR20-C20/R20

Listing Details

Listing Office TrustPro Realty

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