1212 221 6 Avenue SE

Calgary | Active | MLS® A2346320

$179,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1980**	**717.21 sq. ft.**

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Listed by Ko Realty Ltd.

A closer look

Welcome to this bright and well-maintained end-unit condo offering exceptional value in the heart of downtown Calgary. Featuring two bedrooms, one bathroom, one indoor parking stall, and an impressive 8' x 27' north-facing balcony, this high-floor home is an excellent choice for first-time buyers, students, young professionals, or investors.

The thoughtfully designed open-concept layout features a spacious living room with large windows that fill the home with natural light. Step outside onto the oversized balcony-an ideal place to relax while enjoying beautiful city views and front-row seats to the annual Stampede fireworks. Both bedrooms are generously sized, offering comfortable and versatile spaces for sleeping, working from home, or hosting guests. As an end unit, the condo also offers added privacy with fewer shared walls.

Residents enjoy outstanding building amenities, including laundry facilities on every floor, a fully equipped fitness centre, sauna, racquetball/basketball court, and a massive rooftop terrace with panoramic city views. Additional features include a secure entrance with security cameras, an on-site building manager Monday through Friday, and evening security personnel for added peace of mind.

The unbeatable location allows you to fully embrace a walkable downtown lifestyle. Both CTrain lines are less than a block away, making commuting effortless. You’re also just steps from Arts Commons, Stephen Avenue, 17th Avenue, Chinatown, the TELUS Convention Centre, the Bow River pathway system, Prince’s Island Park, Real Canadian Superstore, and countless restaurants, cafés, and shopping destinations.

The covered parking stall is an added bonus and may even help offset ownership costs if rented separately. Whether you’re searching for a spacious, low-maintenance home or an excellent investment in Calgary’s vibrant downtown core, this move-in-ready two-bedroom condo delivers outstanding value in an unbeatable location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346320
Bedrooms	2
Bathrooms	1
Year Built	1980
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	717.21 sq. ft.
Condo Fee:	$619.02
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	12
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9312374
Heating:	Hot Water, Natural Gas

New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Rocky Mountain Court
Community:	Downtown Commercial Core
Amenities:	Elevator(s), Fitness Center, Racquet Courts, Secured Parking, Service Elevator(s), Trash, Visitor Parking
Appliances:	Electric Stove, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 12'11" × 8'4" ·
Main Floor	Kitchen · 8'4" × 7'11" ·
Main Floor	Dining Room · 15'8" × 6' ·
Main Floor	Foyer · 5'7" × 3'10" ·

Main Floor	Storage · 6'5" × 5'7" ·
Main Floor	Balcony · 27'3" × 8' ·
Main Floor	Bedroom - Primary · 17'6" × 11'4" ·
Main Floor	Bedroom · 12'11" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CR20-C20/R20
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1212-221-6-avenue-se-calgary-a2346320/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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