1403 221 6 Avenue SE

Calgary | Active | MLS® A2318253

$190,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**698.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Enjoy spectacular panoramic city views, including the iconic Calgary Tower, from this bright and spacious downtown apartment. Featuring an open-concept layout with laminate flooring throughout, this well-maintained home offers comfortable urban living in an unbeatable location.

The updated kitchen boasts abundant counter space, ample cabinetry, and modern finishes, making it both functional and inviting. The generous living room opens onto an oversized balcony, perfect for relaxing, entertaining, or taking in the stunning skyline views. A versatile den provides excellent flexibility and has been used as an additional sleeping area, home office, or guest space.

The bathroom has been recently renovated with contemporary finishes, while the kitchen was thoughtfully updated in recent years, adding style and value to the home.

Residents enjoy access to excellent building amenities, including a racquetball court, fitness room, and sauna. The unit also comes with one assigned underground parking stall (P2 #88).

Located in the heart of downtown, you're just steps from the C-Train, Superstore, theatres, the library, City Hall, Stephen Avenue, shopping, Chinatown, the Bow River pathways, and Prince's Island Park. Vacant and available for quick possession.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2318253
Bedrooms	1
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:	698.9 sq. ft.
Condo Fee:	$619.02
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	14
Stories Total:	26
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1980 (Age: 46)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9312374
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
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:	Coin Laundry, Elevator(s), Fitness Center, Parking, Racquet Courts, Sauna, Visitor Parking
Appliances:	Dishwasher, Electric Cooktop, Electric Range, Refrigerator
Inclusions:	N/A
Restrictions:	Board Approval, Park Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 16' × 11'4" ·
Main Floor	Den · 10'5" × 6'6" ·
Main Floor	Balcony · 23'7" × 8' ·
Main Floor	Living/Dining Room Combination · 18' × 15'8" ·
Main Floor	Kitchen · 8'5" × 8'2" ·
Main Floor	Entrance · 5'10" × 5'3" ·
Title to Land:	Fee Simple

Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	SR
Listed Date:	Jun 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1403-221-6-avenue-se-calgary-a2318253/

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