1704 221 6 Avenue SE

Calgary | Active | MLS® A2342360

$164,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**727.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TrustPro Realty

A closer look

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 & Prince’s Island Park
Designated to Western Canada High School - one of Alberta’s top-ranked schools
Perfect for first-time buyers, Downtown professionals or investors seeking strong rental potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342360
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:	727.9 sq. ft.
Condo Fee:	$648.26
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Reserve Fund Contributions, Security, Sewer, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	17
Stories Total:	29
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
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Rocky Mountain Court
Community:	Downtown Commercial Core
Amenities:	Elevator(s), Fitness Center, Laundry, Racquet Courts, Sauna
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 15'7" × 11'4" ·
Main Floor	Storage · 6'9" × 5'7" ·
Main Floor	Entrance · 5'7" × 3'7" ·
Main Floor	Kitchen · 8'6" × 8'1" ·
Main Floor	Living Room · 17'8" × 15'8" ·
Main Floor	Dining Room · 9'10" × 8'1" ·
Main Floor	Balcony · 27'4" × 7'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CR20-C20/R20
Listed Date:	Sep 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1704-221-6-avenue-se-calgary-a2342360/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.