2110 221 6 Avenue SE

Calgary | Active | MLS® A2352764

$179,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**717.5 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Homecare Realty Ltd.

A closer look

Location! Location! Location! Welcome to Rocky Mountain Court in the heart of downtown Calgary. This bright condo presents outstanding value for first-time buyers, investors, students, or young professionals.

This high-floor residence features one bedroom and one bathroom, one indoor parking stall (P2-04), and an impressive 8' x 27' north-facing balcony-ideal for taking in city views and Stampede fireworks. The thoughtfully designed open-concept layout offers a spacious living room with large windows that flood the home with natural light. The bedroom is generously proportioned, providing a comfortable and flexible space for sleeping, working from home, or hosting guests. A versatile den/storage area is also included.

Residents appreciate excellent building amenities, including complimentary laundry on every floor, a fully equipped fitness centre, sauna, racquetball/basketball court, and a sprawling rooftop terrace with panoramic city views. Additional highlights include a secure, camera-monitored entrance, an on-site manager (Mon-Fri), and evening security for added peace of mind. The indoor parking stall may be rented separately to help offset ownership costs.

The unbeatable walkable location lets you fully embrace downtown living. Both CTrain lines are less than a block away, making commuting effortless. You're also just steps from Central Library, Arts Commons, Stephen Avenue, 17th Avenue, Chinatown, TELUS Convention Centre, theaters, YMCA, Real Canadian Superstore, Bow River pathways, and Prince's Island Park, along with countless restaurants, cafés, and shopping destinations.

Whether you're looking for a spacious, low-maintenance home or a prime investment in Calgary's vibrant downtown core, this move-in-ready condo delivers exceptional value in an unbeatable location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352764
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:	717.5 sq. ft.
Condo Fee:	$648.26
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	21
Stories Total:	29
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
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:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, Laundry Room, Multiple Locations
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Rocky Mountain Court
Community:	Downtown Commercial Core
Amenities:	Elevator(s), Fitness Center, Laundry, Parking, Racquet Courts, Secured Parking, Snow Removal, Trash
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 17'5" × 11'5" ·
Main Floor	Den · 6'10" × 5'7" ·
Main Floor	Entrance · 5'7" × 5'7" ·
Main Floor	Kitchen With Eating Area · 8' × 7'11" ·

Main Floor	Balcony · 27'6" × 8' ·
Main Floor	Dining Room · 8'5" × 6'6" ·
Main Floor	Living Room · 17'9" × 15'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Elevator
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:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2110-221-6-avenue-se-calgary-a2352764/

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

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