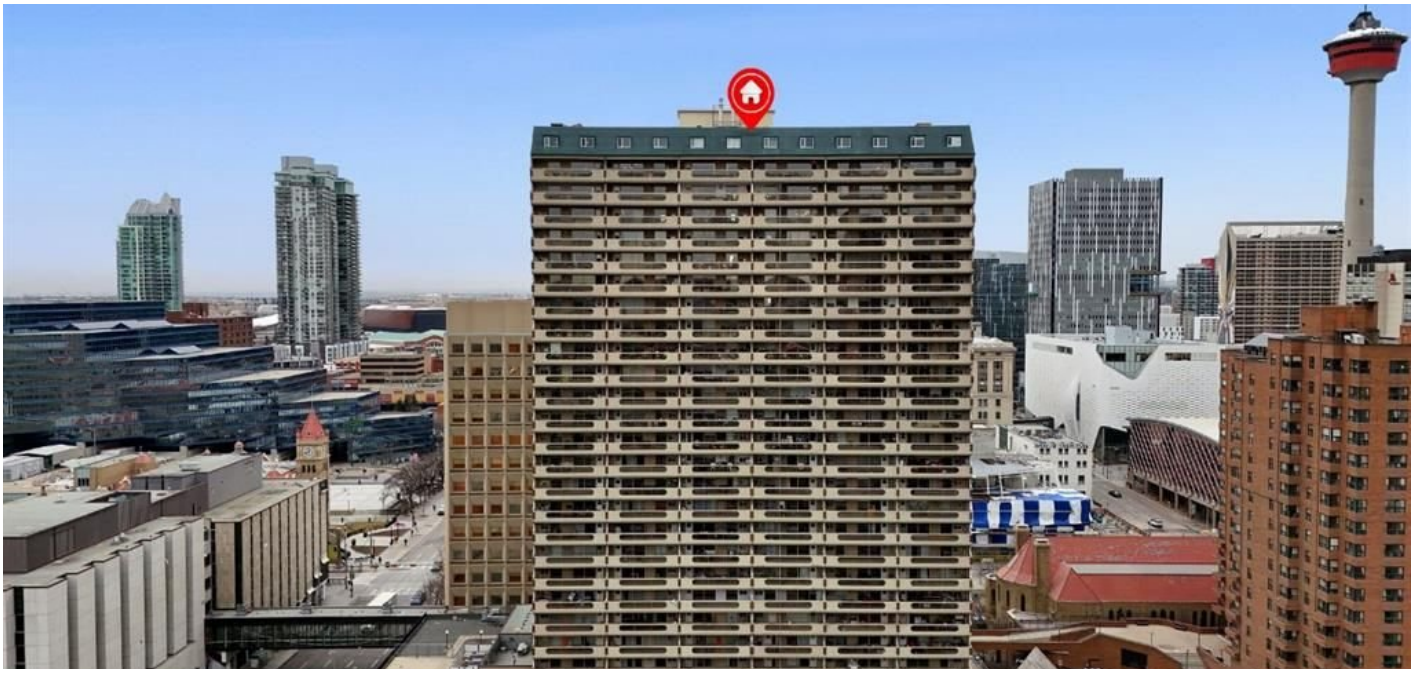
2204 221 6 Avenue SE

Calgary | Active | MLS® A2359642

$190,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**723.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to Rocky Mountain Court! Perched on the 22nd floor in the heart of downtown Calgary, this 1-bedroom, 1-bathroom condo with a versatile den offers stunning city views, modern finishes, and unbeatable urban convenience. Step inside to discover a thoughtfully updated interior featuring a brand-new kitchen complete with stainless steel appliances, contemporary cabinetry, quartz countertops, and durable vinyl plank flooring. The spacious living room features plush new carpeting and opens onto a full-sized private balcony, perfect for relaxing while enjoying the impressive downtown skyline. The generously sized bedroom offers large windows and comfortable carpeting, while the updated 4-piece bathroom, additional hallway storage, new baseboards, light switches, and electrical outlets complete this move-in-ready home. Enjoy an exceptional selection of building amenities, including laundry facilities on every floor, a racquetball court, fitness room, sauna, rooftop terrace, underground parking, secured entry with surveillance cameras, on-site management, and evening security personnel. Located just steps from Calgary's vibrant downtown attractions, you'll enjoy easy access to Stephen Avenue, the Central Library, restaurants, shopping, entertainment, public transit, and the CTrain. The Bow River pathways and Prince's Island Park are also within walking distance. Whether you're a first-time buyer, downtown professional, or investor looking to expand your portfolio, this beautifully updated condo offers an incredible opportunity to enjoy convenient inner-city living!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359642
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:	723.38 sq. ft.
Condo Fee:	$648.26
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Security Personnel, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	22
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)
Roof:	Concrete

Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Leased, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, In Hall, Laundry Room, Multiple Locations
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Rocky Mountain Court
Community:	Downtown Commercial Core
Amenities:	Coin Laundry, Elevator(s), Fitness Center, Laundry, Parking, Racquet Courts, Recreation Facilities, Secured Parking, Snow Removal
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Inclusions:	None
Restrictions:	Easement Registered On Title, Encroachment
Pets Allowed:	Restrictions
Main Floor	Bedroom · 17'7" × 11'5" ·
Main Floor	Dining Room · 8'4" × 7'5" ·
Main Floor	Kitchen · 8' × 7'5" ·
Main Floor	Living Room · 21'2" × 15'9" ·
Main Floor	Office · 6'11" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Open Floorplan, Quartz Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CR20-C20/R20
Listed Date:	Nov 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2204-221-6-avenue-se-calgary-a2359642/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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