2209 221 6 Avenue SE

Calgary | Active | MLS® A2330230

$169,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1980**	**723 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

This downtown one-bedroom condo is a great find. South-facing balcony with great view towards the Calgary Tower. Rocky Mountain Court . close to all the amenities of downtown, parks, steps to the LRT for easy access everywhere in the city. Walking distance to the Bow River and Princess Island Park. Concrete building. Open concept from the kitchen to the living room area. The kitchen features lots of cabinet space, 4 pce bath and a large storage room in the unit. Assigned underground parking stall. Enjoy the sauna, exercise room, common area outdoor patio, indoor post boxes, and 3 elevators. Condo fees include everything except electricity. Great for investor or first-time buyer that works downtown. This is a must to see.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330230
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 sq. ft.
Condo Fee:	$648.26
Condo Fee Includes:	Caretaker, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	North

Unit Exposure:	South
Floor Location:	Top
Entry Level:	1
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:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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:	Laundry, Other
Appliances:	Dishwasher, Electric Stove, Refrigerator
Inclusions:	none
Restrictions:	Board Approval
Pets Allowed:	Call
Main Floor	Living Room · 15'8" × 15'7" ·
Main Floor	Kitchen · 7'11" × 7'4" ·
Main Floor	Dining Room · 7'4" × 3'6" ·
Main Floor	Bedroom - Primary · 13'11" × 11'5" ·
Main Floor	Storage · 6'11" × 5'7" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, See Remarks
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:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2209-221-6-avenue-se-calgary-a2330230/

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