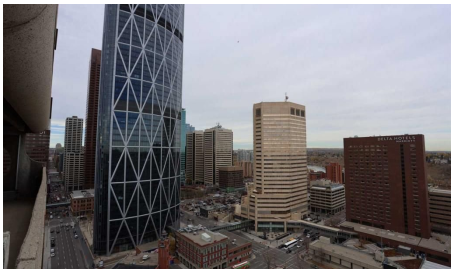
# 2710 221 6 Avenue SE

Calgary | Active | MLS® A2352979

**$159,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **1980** | **716.2 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

27TH-FLOOR VIEWS | BOW RIVER & CITY SKYLINE | 220 SQ FT BALCONY | 1 BED + OFFICE | UNDERGROUND PARKING | FREE LAUNDRY ON EVERY FLOOR | STEPS TO THE CTRAIN

Welcome to #2710 at Rocky Mountain Court, one of the highest one-bedroom homes in the building, where sweeping views of the downtown skyline and the Bow River come standard. This 716 sq ft (RMS) suite has a smart, functional layout, with a bright living room that easily fits a dining table and flexible furniture arrangements. The kitchen offers granite countertops and a breakfast bar, ready for the appliances of your choice. Step out to the 220 sq ft north-facing balcony, one of the largest outdoor spaces you'll find downtown, perfect for morning coffee and Stampede fireworks. The king-sized primary bedroom includes a full closet with built-in organizers and sits next to a 4-piece bathroom. A separate office/flex room is ideal for working from home or extra storage. An assigned underground parking stall is included.

Rocky Mountain Court is professionally managed, with an on-site manager, evening security and secure fob access. Amenities include a fitness centre, sauna, racquetball/basketball court, rooftop terrace and free laundry on every floor. The condo fee covers heat and water.

The CTrain is about a block away in the free-fare zone, with Stephen Avenue, the Central Library, East Village, Chinatown, Bow Valley College, the Superstore, the Bow River pathways and Prince's Island Park all a short walk. The nearby Olympic Plaza transformation will add a skating rink and year-round gathering space.

This is a lender-owned foreclosure sale, offered "as is, where is" with no warranties or representations. Fridge and stove are not included. A great opportunity to add your personal touch at an excellent price, whether as a first home or a long-term rental investment!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352979 |
| **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:** | 716.2 sq. ft. |
| **Condo Fee:** | $648.26 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Electricity, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, See Remarks, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Other |
| **Entry Level:** | 27 |
| **Stories Total:** | 29 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **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, Mixed |
| **Structure Type:** | High Rise (5+ stories) |
| **Roof:** | Membrane |
| **Ensuite:** | No |
| **Flooring:** | Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | Common Area, See Remarks |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Rocky Mountain Court |
| **Community:** | Downtown Commercial Core |
| **Amenities:** | Elevator(s), Laundry, Parking, Party Room, Racquet Courts, Roof Deck |
| **Appliances:** | Dishwasher |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 17'8" × 15'8" · |
| **Main Floor** | Bedroom - Primary · 16' × 11'5" · |
| **Main Floor** | Kitchen · 8'5" × 8'1" · |
| **Main Floor** | Flex Space · 6'10" × 6' · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Other, Park, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Elevator, 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:** | Oct 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2710-221-6-avenue-se-calgary-a2352979/

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

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