906 221 6 Avenue SE

Calgary | Active | MLS® A2316621

$174,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1980**	**915.36 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

For buyers comparing smaller one-bedroom apartments in the same price range, this two-bedroom home deserves serious consideration. At a price comparable to many smaller one-bedroom condos, Unit 906 offers something increasingly difficult to find: two generously sized bedrooms without compromising the living and dining areas. With an oversized private balcony, underground parking and the opportunity to update the original finishes to your own taste, this is a chance to secure substantial living space in the heart of downtown Calgary.

Both bedrooms can comfortably accommodate a queen or king-sized bed together with additional furniture, making the home well suited to buyers who need a second bedroom, dedicated office, guest room or shared living arrangement. The open living and dining area offers plenty of room for full-sized furniture and connects directly to the oversized balcony, creating valuable additional living space with views across the downtown streetscape and toward the Family of Mankind sculptures.

The kitchen and bathroom remain largely original but are clean, functional and ready to use, allowing a buyer to move in now and update gradually according to their own preferences and budget. Rather than paying a premium for someone else’s renovation choices, this property provides a solid foundation and the flexibility to improve over time.

The unit includes the benefit of secure underground parking. Residents also enjoy professional building management, evening security, secure entry, a fitness centre, sauna, rooftop patio and laundry facilities on each floor.

Located steps from Stephen Avenue, the C-Train, Central Library, shopping, restaurants, cafés, the +15 network and the East Village, the property offers exceptional access to the downtown core without sacrificing interior space.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316621
Bedrooms	2
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:	915.36 sq. ft.
Main Level Finished Area:	915.36 sq. ft.
Condo Fee:	$821.13
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security, Security Personnel, See Remarks, Sewer, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	9
Stories Total:	30
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1980 (Age: 46)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9312374
Heating:	Hot Water

New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Leased, Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Rocky Mountain Court
Community:	Downtown Commercial Core
Amenities:	Elevator(s), Fitness Center, Garbage Chute, Laundry, Racquet Courts, Recreation Facilities, Sauna, Secured Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	n/a
Restrictions:	Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Entrance · 5'6" × 5'6" ·
Main Floor	Living/Dining Room Combination · 18'5" × 15'8" ·
Main Floor	Kitchen · 8'4" × 8' ·

Main Floor	Flex Space · 8'7" × 6'6" ·
Main Floor	Bedroom - Primary · 17'6" × 11'2" ·
Main Floor	Bedroom · 12'4" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/906-221-6-avenue-se-calgary-a2316621/

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

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