

\$295,000 - 1806, 221 6 Avenue Se, Calgary

MLS® #A2219997

\$295,000

2 Bedroom, 1.00 Bathroom, 924 sqft
Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Having benefitted from a \$60K renovation, this two-bedroom downtown core apartment offers exceptional quality, spaciousness, and practicality. The no-compromise kitchen impresses with its thoughtful design, ample space, and high-end appliances—perfect for serious foodies or anyone who appreciates refined living and good design. The polished concrete countertop is sure to be a conversation point, especially as guests enjoy the eat-up bar.

The living area, featuring an almost full wall of windows, is bright and open, offering sweeping views of the city, river, and beyond. Both bedrooms are generously sized, enjoy panoramic views and easily accommodate a king or queen bed, along with additional furniture—without compromise. As a bonus, the primary bedroom includes a walk-in wardrobe.

The tiled bathroom features a stone-topped vanity and meets modern expectations for space, light, and sleek design. A practical in-suite storage area, finished to the same high standard with fitted cupboards and stone countertops, adds to the appeal.

Perhaps the pièce de résistance is the incredible balcony—unrivalled in size at this price point. Currently set up with a BBQ area, dining and lounging spaces, plus a secluded fire pit conversation nook, it's the perfect place



to enjoy vacation-worthy sunsets from your commanding perch above the Calgary skyline.

Practically speaking, the location is second to none: close to the river, within the LRT free fare zone, near Stephen Avenue, the new Central Library, andâ€”due for completion in 2028â€”a completely revitalized Arts Commons and Olympic Plaza. Need to escape the city? Hop in the car and be on Deerfoot Trail in just minutes from your heated underground parking space.

Rocky Mountain Court offers a gym, sauna, ball court, rooftop patio, on-site building manager, after-hours security presence, and direct access to the +15 network.

Built in 1980

Essential Information

MLS® #	A2219997
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	924
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1806, 221 6 Avenue Se
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2G 4Z9

Amenities

Amenities Elevator(s), Fitness Center, Laundry, Parking, Recreation Facilities, Roof Deck, Secured Parking, Trash, Garbage Chute, Racquet Courts

Parking Spaces 1

Parking Heated Garage, Parkade, Stall, Underground

of Garages 1

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator

Heating Baseboard, Natural Gas, Central, Hot Water

Cooling None

of Stories 30

Exterior

Exterior Features Balcony

Construction Concrete

Foundation Slab

Additional Information

Date Listed May 22nd, 2025

Days on Market 5

Zoning CR20-C20/R20

Listing Details

Listing Office RE/MAX First

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