

# \$179,900 - 1602, 221 6 Avenue Se, Calgary

MLS® #A2244989

**\$179,900**

1 Bedroom, 1.00 Bathroom, 721 sqft

Residential on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

Motivated Seller â€“ Donâ€™t Miss This Opportunity!

Bright, spacious, and priced to move â€” this 721 sq. ft. corner one-bedroom condo with a massive 275 sq. ft. balcony offers unbeatable downtown living. Enjoy breathtaking views of the city, river, and skyline, plus a unique round feature window that makes this home truly one of a kind.

Located just steps from City Hall, this sun-filled open-layout unit includes secure covered parking and full access to building amenities: fitness centre, sauna, racquet court, three elevators, on-site management, free laundry on every floor, garbage chute, and full recycling/compost program.

Perfect for first-time buyers, professionals, or investors â€” this condo combines lifestyle and value.

Seller is motivated â€” bring your offers!

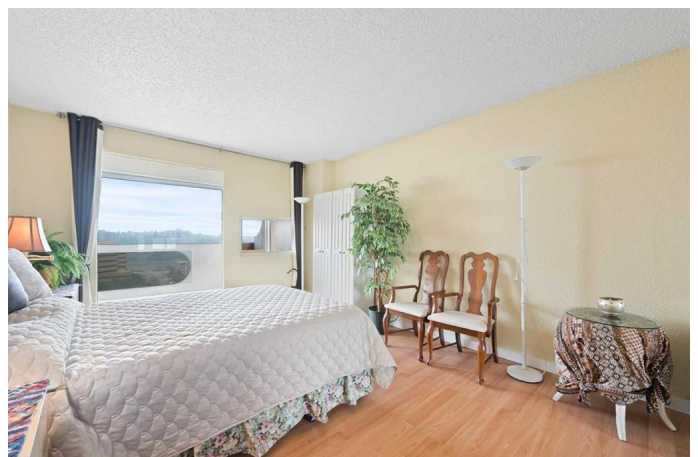
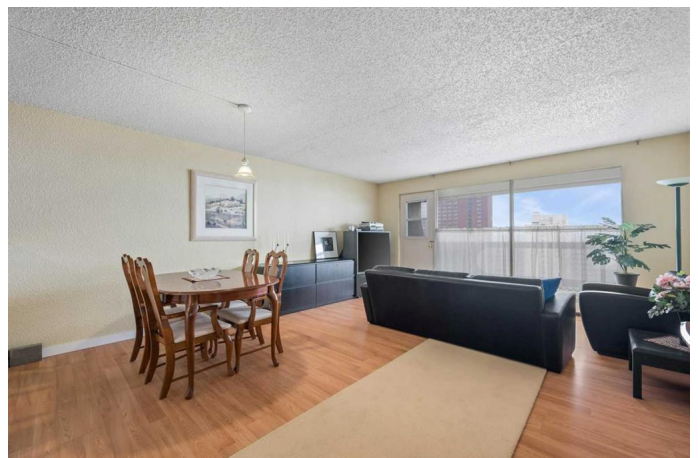
Note: Photos shown were taken prior to current tenant occupancy to protect privacy.

Built in 1980

## Essential Information

MLS® # A2244989

Price \$179,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 721               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1602, 221 6 Avenue Se    |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2G 4Z9                  |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Sauna, Secured Parking |
| Parking Spaces | 1                                                   |
| Parking        | Assigned, Parkade                                   |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Baseboard, Natural Gas                   |
| Cooling           | None                                     |
| # of Stories      | 29                                       |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 79               |
| Zoning         | CR20-C20/R20     |

**Listing Details**

Listing Office                      Rekha Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.