



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #1202, Calgary T2R 1B4

MLS® #: **A2106323**

Area: **Beltline**

Listing Date: **02/07/24**

List Price: **\$519,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2017**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **836**
Low Sqft:
Ttl Sqft: **836**

DOM

102
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof: **Metal**
Heating: **Heat Pump,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Concrete**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Quartz Counters,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`5" x 5`0"	Bedroom	Main	8`9" x 9`3"
Kitchen	Main	10`1" x 9`11"	Living Room	Main	7`9" x 10`8"
Kitchen	Main	15`6" x 7`11"	Living Room	Main	15`6" x 13`4"
Bedroom - Primary	Main	12`1" x 10`5"	4pc Ensuite bath	Main	4`11" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$747

Title:
Fee Simple

Zoning:
CC-X

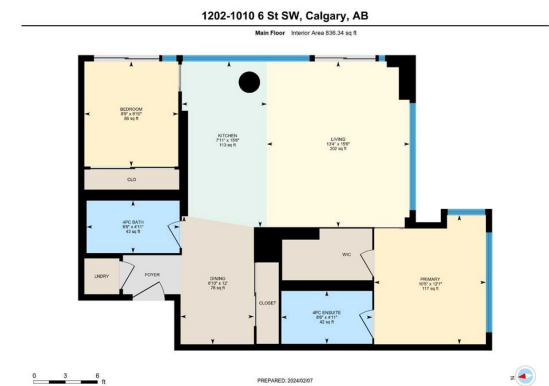
Legal Desc:	1711022	Fee Freq: Monthly	Remarks
Pub Rmks:	Urban living does not get much finer than this! Located in the heart of the Beltline, 6th and Tenth maintains its place as one of Calgary's most desirable high-rises; making it an incredible investment for years to come. Calgary's apartment condo market is up 19% year over year, and includes no land transfer tax! This 12th floor corner unit boasts North and East exposure with a large balcony with a gas line provided for an easy BBQ injection. As you step inside you are greeted by the dramatic 10' exposed concrete ceilings and feature walls offering a unique modern-industrial flare. All units in the building are centrally air conditioned, the second floor offers numerous amenities to occupants including a fitness centre, massive terrace with an outdoor swimming pool and a common kitchen/party room. This building also remains as one of the few buildings in Calgary's city centre that has no restrictions on STRs (Airbnb/Vrbo, etc), making it a versatile asset for the savvy investor. This unit also includes both an underground titled parking stall and storage unit. Surely not to last, be sure to get in touch with your real estate professional to hop on this incredible opportunity!		
Inclusions:	None		
Property Listed By:	Synterra Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

