



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1010 6 Street #703, Calgary T2R 1B4**

MLS®#: **A2111574**

Area: **Beltline**

Listing Date: **03/12/24**

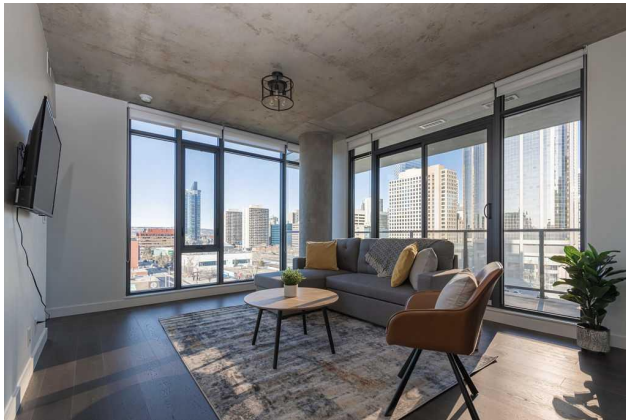
List Price: **\$415,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 02-Apr**

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: **574**  
Low Sqft:  
Ttl Sqft: **574**

DOM

**68**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,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>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 11`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 9`9"</b>
<b>Den</b>	<b>Main</b>	<b>9`3" x 7`9"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 4`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 14`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$533**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-X**

Legal Desc:

**1711022**

**Monthly**

Remarks

Pub Rmks:

**INVESTOR ALERT!** Welcome to the luxurious 6th and Tenth building that is Short Term Rental Friendly! This beautiful condo is in the heart of Calgary's downtown core with breathtaking views of the city skyline and is currently a successful running AIRBNB! This stunning 1-bedroom, 1-den, 1-bathroom condo offers a contemporary haven for those seeking the perfect blend of style, comfort, and convenience. As you step inside, you're greeted by a spacious and meticulously designed interior boasting stylish décor, brand new engineered hardwood floors, and plush furnishings. The open-concept CORNER UNIT features a sleek kitchen, complete with high-end appliances, quartz countertops, and a kitchen island. The spacious living room makes it a perfect place for entertaining guests or simply relaxing after a day in the city. Step out onto the expansive 125-square-foot balcony, offering breathtaking views of the vibrant city skyline. Whether you're enjoying your morning coffee or watching the sunset, this outdoor space is sure to become your favorite spot to unwind. A cozy bedroom and 4 piece bathroom with upgraded fixtures completes this beautiful unit! But the luxury doesn't end there. This building also offers an array of amenities to enhance your lifestyle. Stay active and energized with access to the 24-hour gym, take a refreshing dip in the outdoor pool surrounded by comfortable lounge chairs, or host a barbecue with friends and family at the community BBQ area. And when you're in the mood for some indoor fun, the massive entertainment room provides the perfect setting for gatherings and special occasions. Don't miss out on the opportunity to experience urban living at its finest! With its prime location, this property has rental and Airbnb potential making it a great investment opportunity for anyone looking to expand their portfolio and get in on Calgary's thriving tourism industry. You do not want to miss the chance to jump on this property; furniture and furnishings are included in the sale, **BUY NOW** before Stampede bookings!

Inclusions:

### All furniture and furnishings

Property Listed By:

**eXp Realty**

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

