



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1010 6 Street #404, Calgary T2R 1B4**

MLS® #: **A2115333**

Area: **Beltline**

Listing Date: **03/16/24**

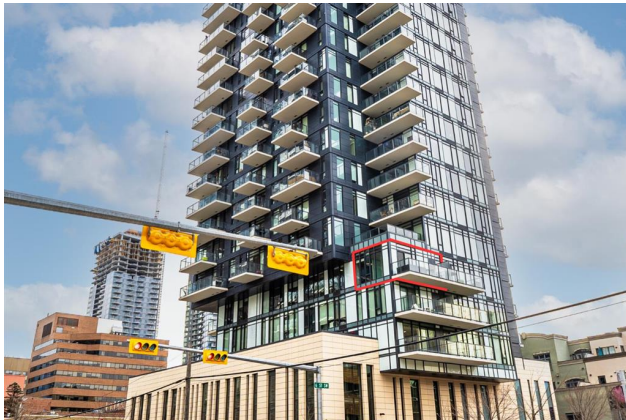
List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 08-May**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **564**

Low Sqft:

Ttl Sqft: **564**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**64**

Layout

Beds: **2 (2 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Gated,Stall,Underground**

Utilities and Features

Roof:

Heating: **Central**

Sewer:

Ext Feat: **Balcony,Barbecue**

Construction:

**Concrete**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room

**4pc Bathroom**

**Dining Room**

**Bedroom - Primary**

Level

**Main**

**Main**

**Main**

Dimensions

**4`11" x 8`5"**

**7`2" x 10`4"**

**10`2" x 9`1"**

Room

**Bedroom**

**Kitchen**

Level

**Main**

**Main**

Dimensions

**7`2" x 7`11"**

**8`2" x 10`5"**

Legal/Tax/Financial

Condo Fee:

**\$548**

Title:

**Fee Simple**

Fee Freq:

Zoning:

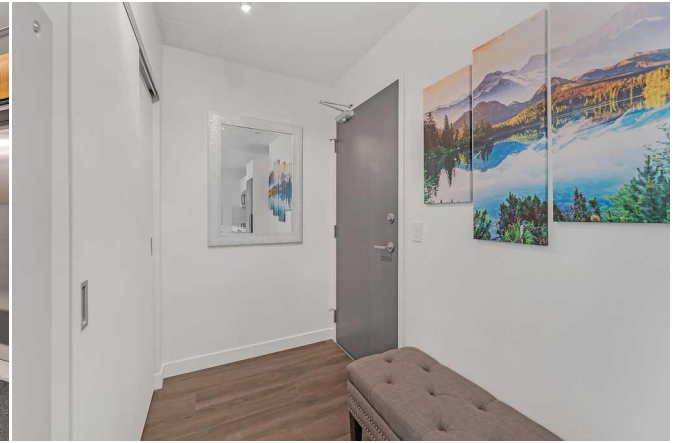
**CC-X**

Legal Desc:	1711022	Monthly
		Remarks
Pub Rmks:		<p><b>Rare Find - This one checks all the boxes! Welcome to 6th and Tenth. An AirBnB + pet friendly amenity rich building with an outdoor pool, gym and 24hr concierge. Unit 404 is an open concept, corner unit, the one you've been waiting for! It is one of only 2 units in the entire building to have this layout. This unit was never used as an AirBnB in the past, it has always had long term, professional tenants. Upon entering you'll note the 10-foot ceilings and floor-to-ceiling windows that stretch across the entire unit with West views overlooking all the low-rise buildings. You'll enjoy epic views and appreciate the abundance of natural light and positive energy. Enjoy summer evenings on the expansive balcony watching the sunset without having another balcony directly above you, placing you in the shade all evening. Unlike most units in the building this unit has a wider layout, making it feel spacious yet functional. The primary bedroom has a walk-in closet with built-in organizers and floor to ceiling windows on the North and West side. The second bedroom is on the opposite side of the unit, ideal for privacy and doubles as a home office with a built-in Murphy bed that easily converts from a desk with a power station to a bed, perfect for when you have out of town guests. The kitchen is complete with sleek Italian cabinetry, a central island, high-end stainless steel appliances including a gas range, finished with stacked subway tile backsplash and beautiful white quartz countertops. New vinyl plank flooring has been installed throughout, along with upgraded led lighting fixtures that bring a sense of warmth and balance out the modern industrial inspired finishes and exposed concrete ceilings in the unit. Enjoy the convenience of in-suite laundry and stay comfortable year-round with central air conditioning. 6th and Tenth is an amenity rich building with a rare to come by outdoor pool &amp; terrace area, a sky lounge, fitness center, 24hr concierge service, and secured bike storage. With a walk score of 98 and a bike score of 94 the location is simply unbeatable. Easy access to shopping, restaurants, cafes, transit, and the downtown core. Be sure to view this one and compare!</b></p>
Inclusions: Property Listed By:	N/A Real Broker	

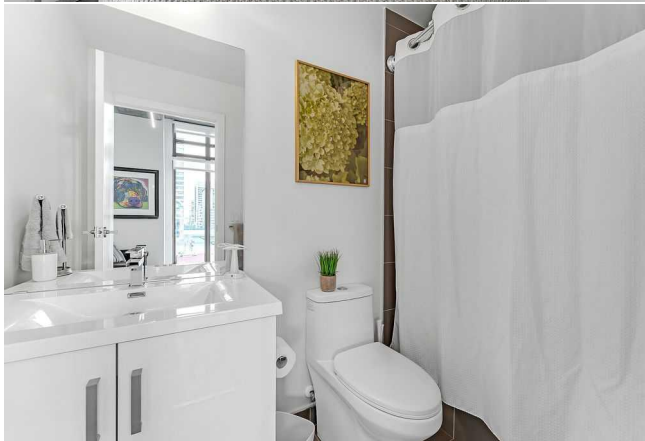
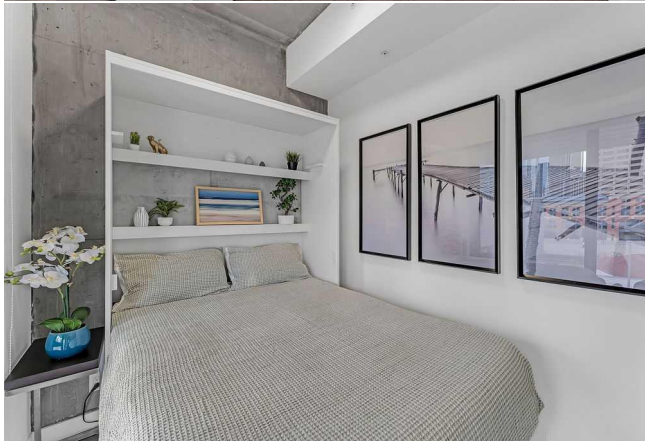
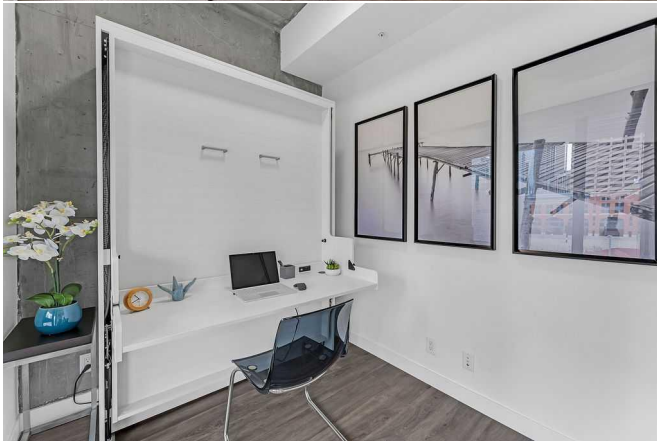
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



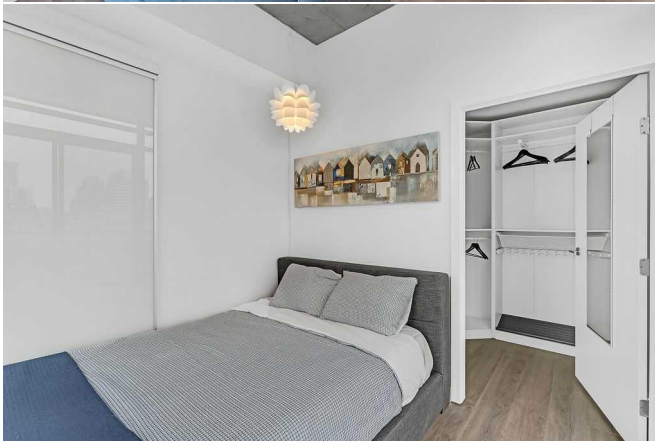
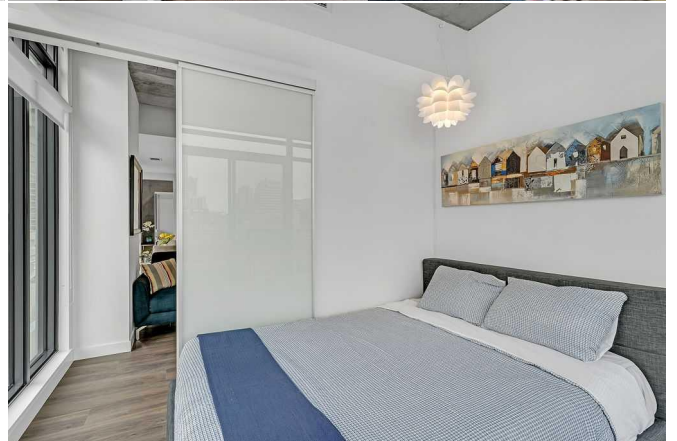




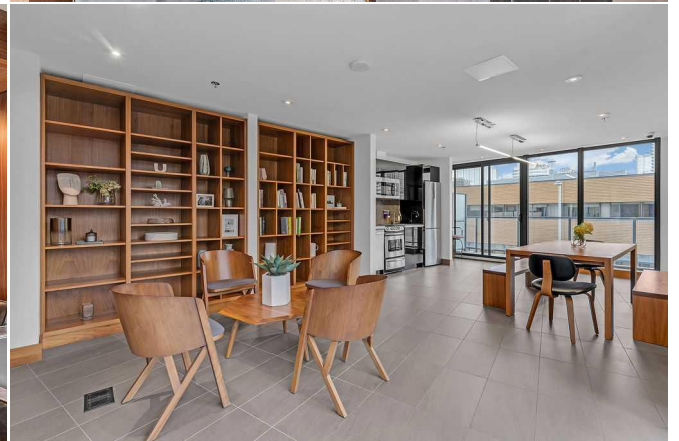
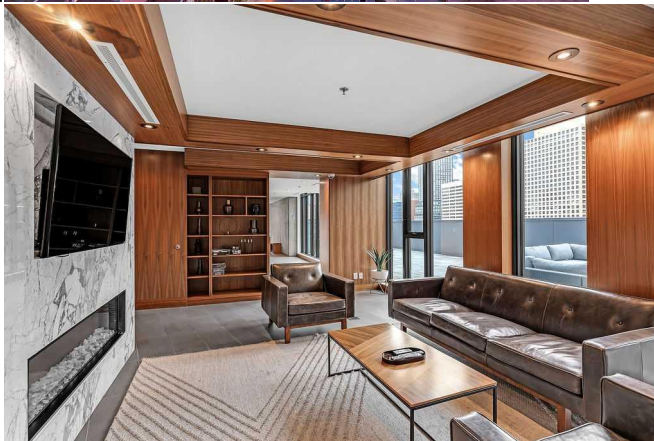
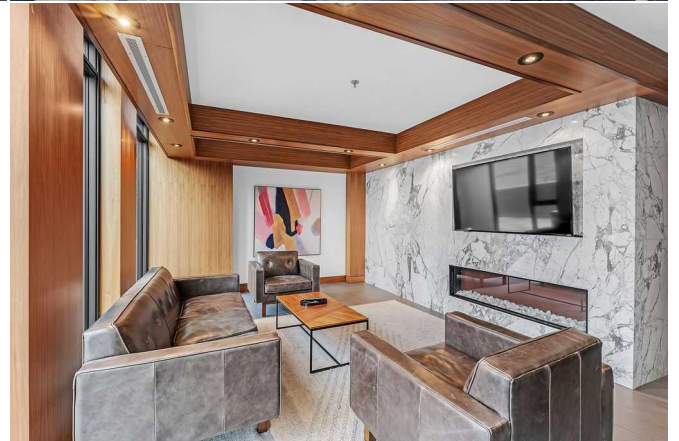
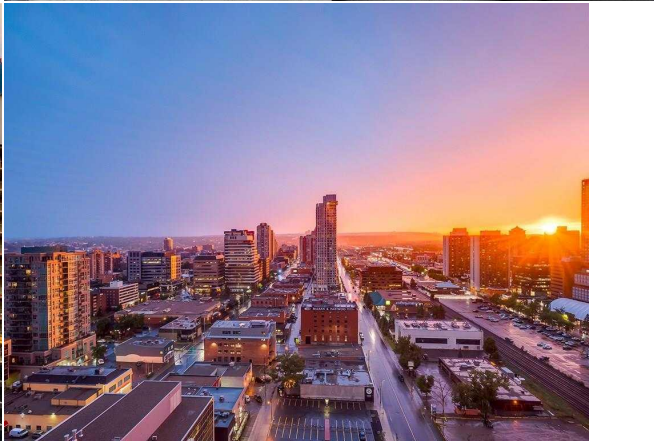
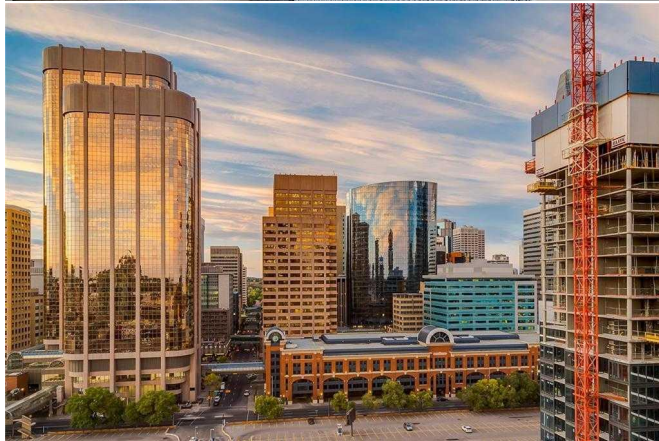




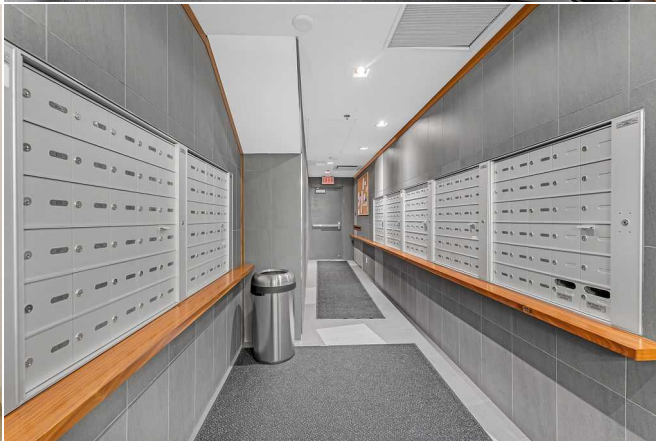
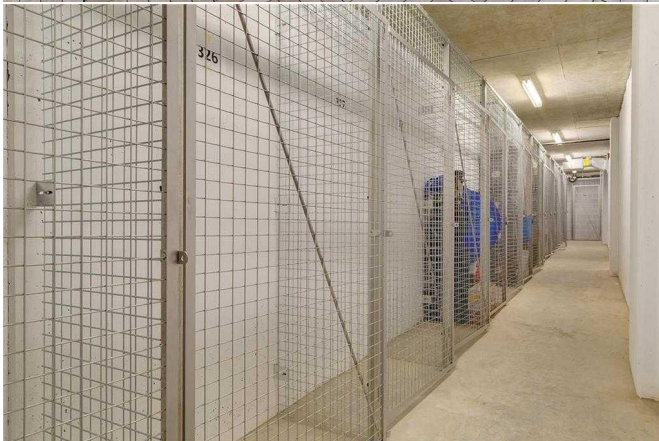
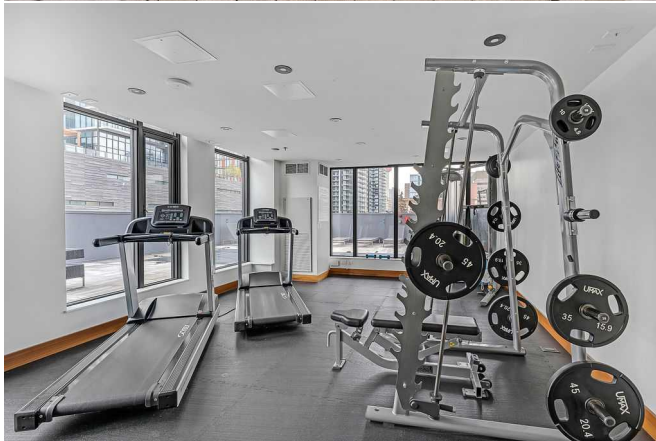
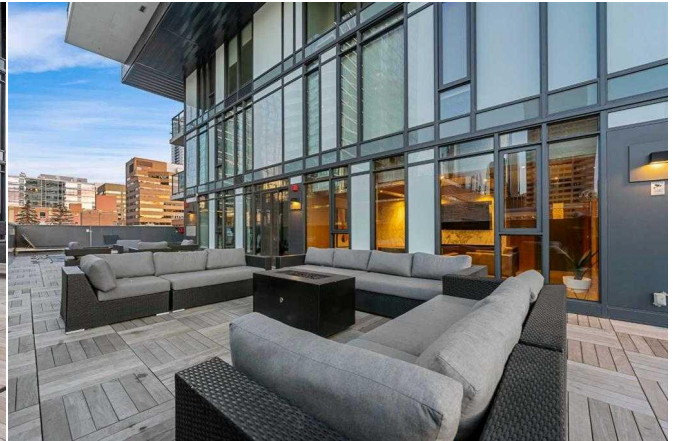
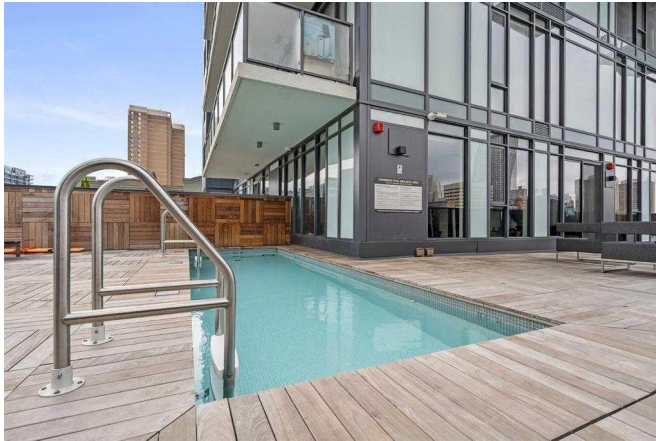






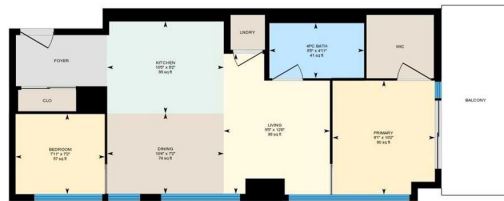






404-1010 6 St SW, Calgary, AB

Main Floor Interior Area 564.33 sq ft



PREPARED: 2023/10/21



White regions are excluded from total floor area in 10/21/22 floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.