



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #907, Calgary T2R 1B4

MLS® #: **A2120253**

Area: **Beltline**

Listing Date: **04/04/24**

List Price: **\$299,900**

Status: **Active**

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: **414**
Low Sqft:
Ttl Sqft: **414**

DOM

45

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat:

Park Feat: **None**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`9" x 6`4"
Kitchen	Main	4`3" x 14`9"

Room	Level	Dimensions
Bedroom	Main	9`0" x 9`4"
Living Room	Main	9`7" x 14`9"

Legal/Tax/Financial

Condo Fee:
\$337

Title: **Fee Simple**
Fee Freq:

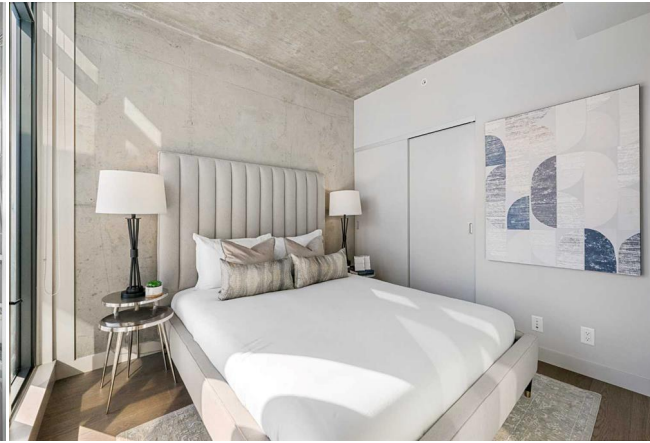
Zoning: **CC-X**

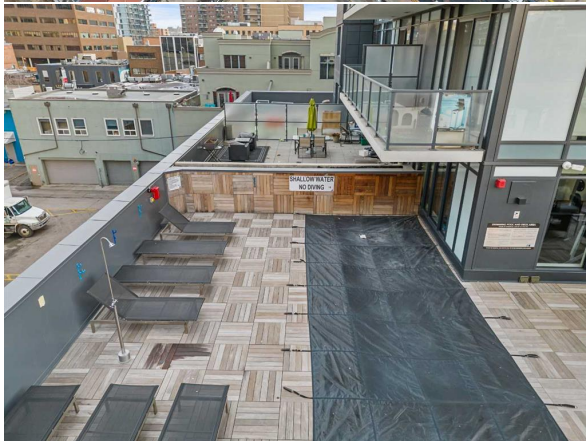
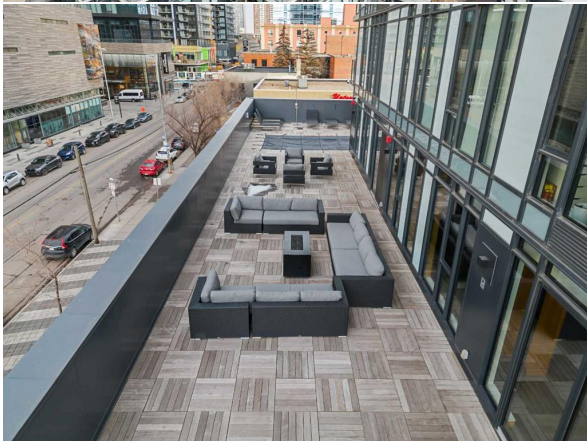
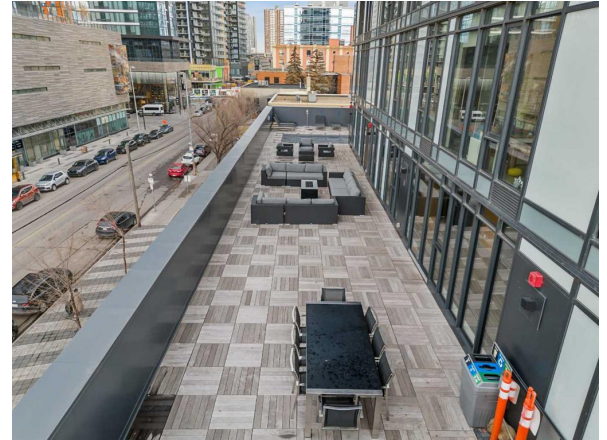
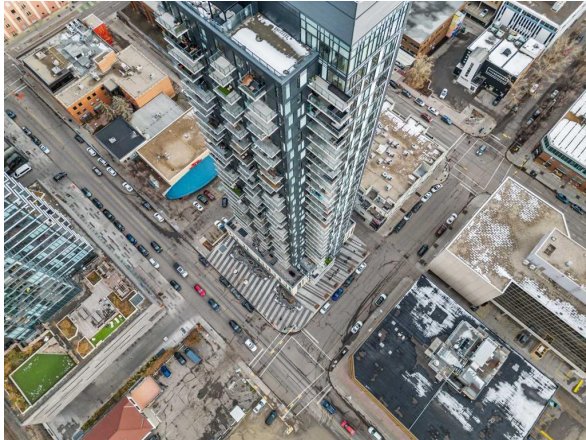
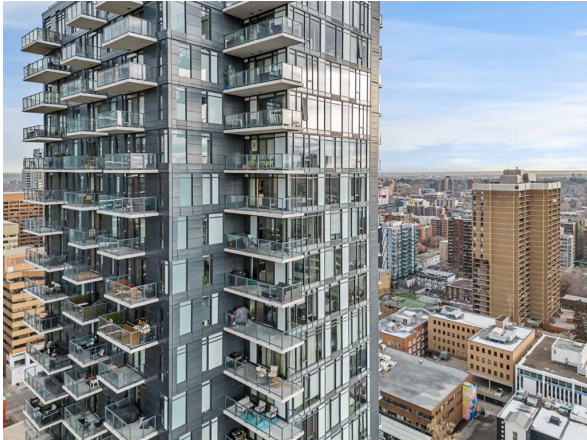
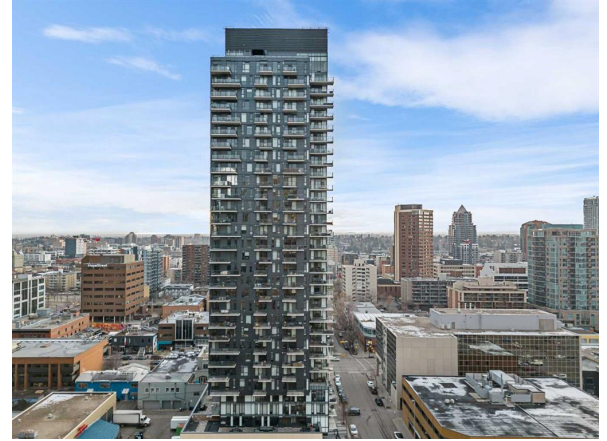
Legal Desc:	1711022	Monthly	Remarks
Pub Rmks:	<p>Experience modern urban living at its finest in Calgary's vibrant Beltline district with the 6th and Tenth building. This exceptional high-rise stands out with its sleek design and prime location, offering an outstanding investment opportunity. Calgary's apartment condo market is currently thriving with a robust 17% year-over-year growth, and this property has the added benefit of no land transfer tax. Unit 907, situated on the 9th floor, is a beautifully appointed 415 sq ft residence designed for those who value both convenience and style. This one-bedroom, one-bathroom unit has been freshly painted and boasts an east-facing orientation, providing residents with breathtaking views of the iconic Calgary Tower and the city's skyline. Natural light floods the space, creating a warm and inviting atmosphere for your morning coffee. The modern-industrial aesthetic is highlighted by 9' exposed concrete ceilings and walls, giving this unit a unique charm and character. Despite its compact size, the thoughtful layout maximizes the living space, ensuring comfort and functionality. Central air conditioning is a standard feature, keeping the environment cool and pleasant throughout the year. Living at 6th and Tenth means access to premium amenities on the second floor, including a fully equipped fitness center, an expansive terrace with an outdoor swimming pool, and a shared kitchen/party room - perfect for entertaining guests or enjoying a quiet day at home. This building also allows short-term rentals (Airbnb/Vrbo, etc.), providing flexibility for those seeking ultimate versatility with their investment. Unit 907 at 6th and Tenth represents a rare opportunity to own a piece of Calgary's vibrant urban landscape. Its unbeatable location, combined with the building's luxurious amenities and the unit's exceptional features, make it a highly desirable choice for anyone seeking the best of city living. Contact your real estate professional today to explore the possibilities that await in this remarkable residence.</p>		
Inclusions:	Window Coverings		
Property Listed By:	Synterra Realty		

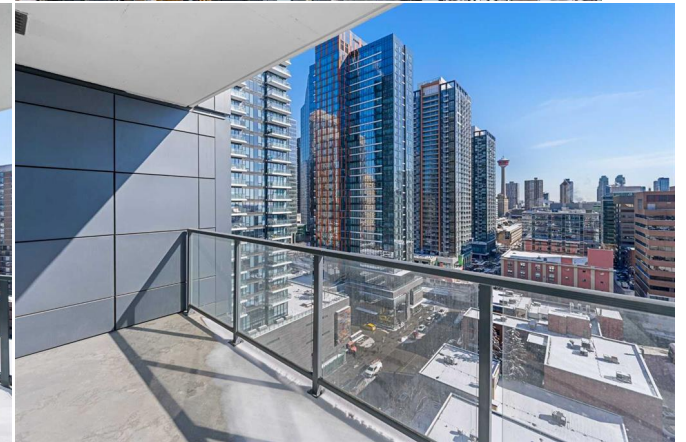
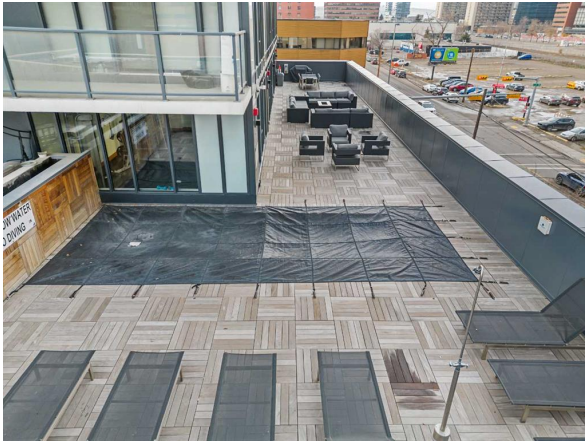
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





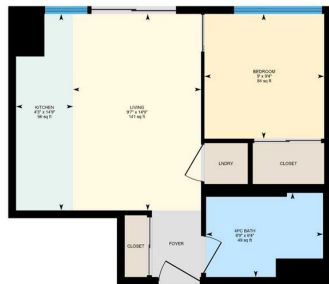






1307-1010 6 St SW, Calgary, AB

Main Floor 3000ft² Area 414.80 sq ft



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PREPARED 20240306

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

