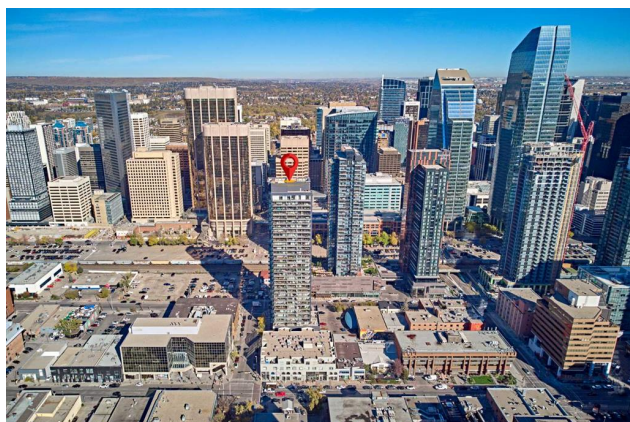


1010 6 Street #2408, Calgary T2R 1B4

MLS®#: **A2134119** Area: **Beltline** Listing Date: **05/21/24** List Price: **\$469,000**
 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:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **671**
 Low Sqft:
 Ttl Sqft: **671**

Titled, Underground

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Concrete, Glass, Metal Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Suite	8`1" x 4`11"	Entrance	Suite	3`6" x 13`6"
Laundry	Suite	3`0" x 3`3"	Bedroom - Primary	Suite	10`4" x 9`3"
Kitchen	Suite	20`4" x 4`0"	Dining Room	Suite	10`0" x 9`0"
Living Room	Suite	10`4" x 9`0"	Bedroom	Suite	9`3" x 9`11"
Balcony	Suite	28`4" x 6`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$620

Fee Simple

CC-X

Fee Freq:

Monthly

Legal Desc:

1711022

Remarks

Pub Rmks:

Investors calling! welcome to this newly built south facing apartment unit located in the heart of downtown calgary. convenient to do everything in your daily life. this amazing two bed, 1 bath unit located on the 24th floor of the 6th and tenth building, The views here are spectacular, with both unobstructed South-West visibility of the mountains and fulsome city skyline to the east. As impressive as the panoramic sightseeing, the condo is equally as stunning and incredibly functional. You'll immediately notice the mix of industrial and modern finishes, the warm hardwood floors, and the floor to ceiling windows flooding the space with natural light. The kitchen features high gloss cabinetry, quartz counters, subway tile backsplash, built-in stainless steel appliances and built in gas range and oven. The highlights of the primary bedroom are full views Calgary tower and downtown skyline, and a loft-like feel with concrete walls and ceiling finish. The closet is outfitted with custom wardrobes to optimize space and functionality. The 4 piece bathroom has a neutral and calm colour palette paired with bright hardware- it standouts to other units with upgraded, custom shower glass doors. The good sized second bedroom also features wardrobe organizers, floor to ceiling windows, and full sight of the Rocky Mountains. This second bedroom is versatile and can also be utilized as an amazing work from home space. The sliding glass door is dually functional as a private barrier and whiteboard. In-suite full-sized laundry, titled underground parking, and separate titled storage space complete the package. The building amenities are top notch and include an executive concierge, overnight weekend security, a luxurious owners lounge, fitness room, plunge pool with a large common area deck, bike storage and visitor parking. 6th & Tenth is located in the lively Beltline community and close to all the downtown business, shopping & eating districts. Whether this is an investment property (Air BnB Allowed!) or a primary residence, you don't want to miss this opportunity to own this sleek city condo!

Inclusions:

n/a

Property Listed By:

Homecare Realty Ltd.

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



