

1010 6 Street #2502, Calgary T2R 1B4

MLS®#: **A2144101** Area: **Beltline** Listing Date: **06/25/24** List Price: **\$519,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **828**
 Low Sqft:
 Ttl Sqft: **828**

DOM
5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

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, Metal Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`2" x 9`1"	Living Room	Main	15`2" x 12`0"
Dining Room	Main	10`11" x 6`8"	Bedroom - Primary	Main	11`6" x 10`2"
3pc Ensuite bath	Main	4`11" x 8`8"	Bedroom	Main	9`3" x 8`10"
4pc Bathroom	Main	4`11" x 8`8"	Balcony	Main	6`7" x 30`3"

Legal/Tax/Financial

Condo Fee:
\$742

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-X

Legal Desc: **1711022**

Remarks

Pub Rmks: **==> OPEN HOUSE: Sat, June 29 from 1:00 to 3:00pm <== Look up - all the way to the 25th floor! Arrive at 6th And Tenth - an AIRBNB friendly complex and modern addition to the ever popular + walkable Beltline area. The sunny southwest corner unit flaunts style + sophistication with its wall to wall windows, smart design, fresh colour palette + exposed concrete features. 2 bedrooms + 2 bathrooms + a den/office occupy the functional, open concept space. The kitchen will impress with its stainless steel appliances, gas range, quartz counters and subway tile backsplash. Unwind in the living area with your favourite show or head out to the expansive 200 sqft balcony, flooded with sunshine and views of the Rocky Mountains. The primary retreat is a delight: spacious in size, corner windows, walk-in with custom organizers + private en-suite. A second bedroom + full bath is available for guests and the den space is ideal for those who work from home. Enjoy the perks of in-suite laundry, titled underground parking + a storage locker. The onsite building amenities include: executive concierge, loading dock, bike storage, visitor parking, fitness room, owner's lounge, outdoor pool deck + exterior water features. Showcasing a WalkScore of 97, this is one of the most enviable locations in the city as you are close proximity to fine restaurants, beer halls, cocktail bars, coffee shops, boutique shopping, grocery stores, c-train line and downtown office core. When minutes matter, live where you work + play. Inquire about the short term rental financial projection for this property.**

Inclusions: **None**
Property Listed By: **CIR Realty**

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









