



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #1106, Calgary T2R 1B4

MLS® #: **A2145180**

Area: **Beltline**

Listing Date: **06/27/24**

List Price: **\$469,900**

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: **695**
Low Sqft:
Ttl Sqft: **695**

DOM

5

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Parkade, Titled, Underground

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5' 0" x 8' 8"	Bedroom	Main	8' 10" x 10' 6"
Kitchen	Main	10' 4" x 7' 10"	Living Room	Main	11' 11" x 11' 2"
4pc Ensuite bath	Main	9' 0" x 7' 1"	Dining Room	Main	12' 4" x 7' 6"
Bedroom - Primary	Main	9' 1" x 10' 2"			

Legal/Tax/Financial

Condo Fee:
\$667

Title:
Fee Simple

Zoning:
CC-X

Legal Desc:

1711022

Fee Freq:
Monthly

Remarks

Pub Rmks:

Step into luxury with this exceptional 2 bed, 2 bath high-rise condo located at 1010 6 Street SW #1106. Boasting 695 sq ft of meticulously designed space, this corner unit features breathtaking northeast views, including the iconic Calgary Tower. The modern industrial architecture is highlighted by 9' exposed concrete ceilings, floor-to-ceiling windows, and minimalist, efficient design. Enjoy top-tier amenities such as an outdoor pool, a fully equipped gym, and a versatile party room, all conveniently located on the 2nd floor. The condo comes with underground parking and storage, ensuring ample space for all your needs. With a remarkable walk score of 97, this pet-friendly building is perfectly situated near premier shopping, dining, and entertainment options. Additionally, the building's policy allows for short-term rentals, making it a fantastic investment opportunity. Live the urban dream in this stylish, move-in-ready home that epitomizes city living at its finest.

Inclusions:

None

Property Listed By:

Synterra Realty

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











