



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #1007, Calgary T2R 1B4

MLS® #: **A2166838**

Area: **Beltline**

Listing Date: **09/20/24**

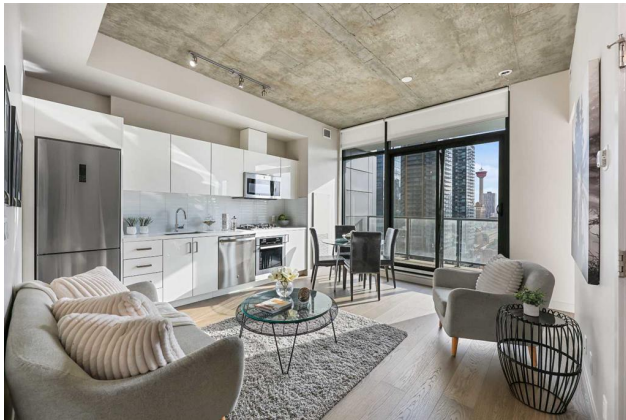
List Price: **\$299,000**

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: **None**

Finished Floor Area

Abv Sqft: **418**
Low Sqft:
Ttl Sqft: **418**

DOM

62
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	14`8" x 13`10"
Foyer	Main	5`0" x 3`7"
4pc Bathroom	Main	8`8" x 6`0"

Room	Level	Dimensions
Bedroom - Primary	Main	9`5" x 9`0"
Laundry	Main	3`4" x 3`0"
Balcony	Main	15`7" x 5`11"

Legal/Tax/Financial

Condo Fee: **\$370**

Title: **Fee Simple**

Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **1711022**

Remarks

Pub Rmks: **This stylish 10th-floor unit in the highly coveted 6th and Tenth building offers panoramic views of the city skyline, including the iconic Calgary Tower. Ideal for first-time buyers or investors, this one-bedroom, one-bathroom apartment blends luxury and practicality in a prime downtown location. Step into a space featuring 9-foot exposed concrete ceilings, floor-to-ceiling windows, and a private balcony equipped with a gas BBQ outlet, perfect for enjoying your morning coffee or evening grilling while soaking in breathtaking city views. The sleek, modern kitchen boasts stainless steel appliances, a gas cooktop, quartz countertops, and in-suite laundry. Though compact, the smart design optimizes living space for maximum comfort and efficiency. Residents enjoy access to premium building amenities, including a Sky Garden Lounge with an outdoor pool, a state-of-the-art fitness center, a landscaped terrace, bike storage, and 24/7 concierge and security services, ensuring convenience and peace of mind. Nestled in Calgary's vibrant Beltline district, the location offers easy access to some of the city's best dining and entertainment. Enjoy brunch at The Beltliner, craft beer at Last Best Brewing & Distillery, or a fine dining experience at Pigeonhole. For coffee lovers, Monogram Coffee and Analog Coffee are both just a short walk away. The lively National on 10th pub is perfect for casual nights out, while Cilantro offers a unique blend of local and international cuisine. With the CORE Shopping Centre, Prince's Island Park, and the Bow River pathways nearby, outdoor activities and shopping are always within reach. Public transit is easily accessible, with bus stops two blocks away and the LRT just four blocks from your doorstep. Additionally, the building permits short-term rentals like Airbnb and Vrbo, making it a versatile investment opportunity. Experience the best of urban living where style and convenience converge!**

Inclusions: **n/a**
Property Listed By: **Century 21 Bamber Realty LTD.**

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







