



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #2702, Calgary T2R 1B4

MLS® #: **A2171182** Area: **Beltline** Listing Date: **11/01/24** List Price: **\$519,900**
 Status: **Pending** 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: **834**
 Low Sqft:
 Ttl Sqft: **834**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 10`4"	3pc Ensuite bath	Main	4`11" x 8`6"
Bedroom	Main	9`7" x 8`10"	4pc Bathroom	Main	4`10" x 8`8"
Kitchen	Main	15`5" x 6`9"	Living Room	Main	15`5" x 14`5"

Legal/Tax/Financial

Condo Fee: **\$815** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq:

Monthly

Legal Desc: 1711022

Remarks

Pub Rmks: **Welcome to the heart of downtown Calgary, where the 6th and Tenth new condo unit awaits to redefine your living experience. Nestled in the vibrant and exciting Beltline neighborhood, this residence boasts the convenience of a walkable community. Positioned on the 27th floor, this southwest corner unit provides an unparalleled modern industrial design with sweeping, unobstructed panoramic views of downtown, the city skyline, the river, and the majestic mountains. Immerse yourself in the energy of the Beltline, surrounded by a plethora of shops, bookstores, grocery stores, galleries, offices, bars, and restaurants. Step into a world of contemporary luxury with laminated hardwood flooring throughout the entire living space. The 9-foot ceiling height in principal rooms enhances the sense of openness, complemented by floor-to-ceiling windows that flood the space with natural light. Slide open the doors onto the balcony, where you can enjoy the fresh air and take in the breathtaking surroundings. The interior design seamlessly blends contemporary and industrial elements, featuring exposed concrete ceilings in all areas except the living room, bathroom, powder room, washer/dryer room, and foyer. A stunning kitchen awaits, equipped with a gourmet gas stove range, Italian cabinetry, stone countertops, and segments of exposed concrete ceiling and walls in the two bedrooms. Indulge in the luxurious European-style bathrooms and appreciate the meticulous attention to detail, from the custom-built closets to the frosted glass sliding bedroom doors. Convenience meets sophistication with a stacked washer and dryer, individually controlled heating and air conditioning system utilizing a heat pump system, and a gas BBQ connection on the balcony. Spacious underground designated parking spot, accommodating both an SUV and a motorcycle with ease. This condo building doesn't just offer a home; it provides a lifestyle. Enjoy the perks of a 24-hour executive concierge, a spa pool, and a sky lounge club room - an ideal venue for hosting gatherings and parties. Elevate your living experience and make this breathtaking condo your home today.**

Inclusions: N/A
Property Listed By: CIR Realty

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







