



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #1106, Calgary T2R 1B4

MLS® #: **A2176645** Area: **Beltline** Listing Date: **11/01/24** List Price: **\$439,900**
 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:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area
 Abv Sqft: **690**
 Low Sqft:
 Ttl Sqft: **690**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Metal** Construction: **Concrete**
 Heating: **Forced Air** Flooring: **Laminate, Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony, Lighting** Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	22`1" x 11`8"	Bedroom - Primary	Main	10`2" x 9`2"
4pc Ensuite bath	Main	9`0" x 4`11"	Bedroom	Main	10`5" x 8`9"
Foyer	Main	7`4" x 5`1"	4pc Bathroom	Main	8`6" x 4`11"
Balcony	Main	21`0" x 6`0"			

Legal/Tax/Financial

Condo Fee: **\$733** Title: **Fee Simple** Zoning: **CC-X**

Fee Freq:
Monthly

Legal Desc: **1711022**

Remarks

Pub Rmks: **Experience Luxury Living in this Exceptional High-Rise Condo! Welcome to #1106 at 1010 6 Street SW, a stunning 2-bedroom, 2-bathroom corner unit offering 690 sq ft of meticulously crafted living space. This modern industrial-inspired condo boasts breathtaking northeast views, including the iconic Calgary Tower. With 9-foot exposed concrete ceilings, floor-to-ceiling windows, and a sleek, minimalist design, this home perfectly balances style and functionality. Enjoy top-notch building amenities, including an outdoor pool, a fully equipped gym, and a versatile party room, all conveniently located on the second floor. The unit comes with underground parking and storage, ensuring you have ample space for your needs. The building's walk score of 97 highlights its prime location, with easy access to Calgary's best dining, shopping, and entertainment options. You'll be steps away from The Beltliner for a delicious brunch, Last Best Brewing & Distillery for craft beer, and Pigeonhole for an upscale dining experience. Need your coffee fix? Monogram Coffee and Analog Coffee are both within walking distance. For casual evenings out, National on 10th is perfect, while Cilantro offers a refined dining option nearby. With Prince's Island Park and the Bow River pathways close by, outdoor recreation is easily accessible. Public transit is a breeze with a bus stop just two blocks away and the LRT only four blocks from your door. Plus, the building allows short-term rentals like Airbnb and Vrbo, making it a versatile and flexible investment opportunity. Live your urban dream in this stylish, move-in-ready home, where luxury meets convenience—experience urban living at its finest!**

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











