



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #1003, Calgary T2R 1B4

MLS® #: **A2180924**

Area: **Beltline**

Listing Date: **12/03/24**

List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 10-Mar**

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: **585**
Low Sqft:
Ttl Sqft: **585**

DOM

135
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-High-Rise**
(5+)

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**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Gas Cooktop,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`7" x 65`7"	Bedroom - Primary	Main	9`0" x 9`10"
Dining Room	Main	13`0" x 6`5"	Bedroom	Main	9`1" x 7`10"
Living Room	Main	13`0" x 10`11"	4pc Bathroom	Main	8`11" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$606

Title:
Fee Simple
Fee Freq:

Zoning:
CC-X

	Monthly
Legal Desc:	1711022

Remarks

PUB REMARKS: INVESTOR AND FIRST-TIME BUYER ALERT! This stunning 2-bedroom, 1-bath condo in the luxurious 6th and Tenth building offers a turnkey opportunity with TITLED PARKING, TITLED STORAGE, and all furniture and furnishings included—nothing to do but move in! Situated in the heart of Calgary's vibrant downtown core, this short-term rental-friendly unit is a successful Airbnb with breathtaking skyline views. The open-concept CORNER UNIT boasts a contemporary design, engineered hardwood floors, and a modern kitchen with high-end appliances, quartz countertops, and a kitchen island. The spacious living makes it a perfect place for entertaining guests or simply relaxing after a day in the city. Step out onto the expansive 125-square-foot balcony, offering views of the vibrant city skyline. Whether you're enjoying your morning coffee or watching the sunset, this outdoor space is sure to become your favorite spot to unwind. The primary bedroom features floor-to-ceiling windows and privacy roller blinds, while the versatile second bedroom/den with a pocket sliding door is ideal for a home office or gym. A 4-piece bathroom with upgraded fixtures and in suite stacked laundry completes this beautiful unit! This building also offers an array of amenities to enhance your lifestyle. Stay active and energized with access to the 24-hour gym, take a refreshing dip in the outdoor pool surrounded by comfortable lounge chairs, or host a barbecue with friends and family at the community BBQ area. When you're in the mood for some indoor fun, the massive entertainment room provides the perfect setting for gatherings and special occasions. Don't miss out on the opportunity to experience urban living at its finest! With its prime location, this property has rental and Airbnb potential making it a great investment opportunity for anyone looking to expand their portfolio and get in on Calgary's thriving tourism industry. You do not want to miss the chance to jump on this property; all furniture and furnishings are included in the sale, BUY NOW before Stampede bookings!

INCLUSIONS: All furniture and furnishings

PROPERTY LISTED BY: eXp Realty

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







