



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #807, Calgary T2R 1B4

MLS® #: **A2187387** Area: **Beltline** Listing Date: **01/14/25** 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**

Finished Floor Area

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

DOM

18
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **None**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave Hood Fan,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	Room	Level	Dimensions
Living/Dining Room Combination	Main	14` 8" x 13` 10"	Bedroom - Primary	Main	9` 5" x 9` 0"
Foyer	Main	5` 0" x 3` 7"	Laundry	Main	3` 4" x 3` 0"
4pc Bathroom	Main	8` 8" x 6` 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: Experience urban living in this stylish 8th-floor unit at the sought-after 6th and Tenth building, offering breathtaking views of the Calgary skyline, including the iconic Calgary Tower. Whether you're a first-time homebuyer or an investor, this one-bedroom, one-bathroom apartment combines modern luxury with thoughtful functionality in a prime downtown location. The unit welcomes you with 9-foot exposed concrete ceilings, floor-to-ceiling windows, and a private balcony featuring a gas BBQ outlet—ideal for enjoying morning coffee or evening barbecues with unbeatable city views. The contemporary kitchen is equipped with stainless steel appliances, a gas cooktop, quartz countertops, and in-suite laundry, while smart design maximizes the use of space for both comfort and efficiency. Residents of 6th and Tenth enjoy an array of premium amenities, including a Sky Garden Lounge with an outdoor pool, a state-of-the-art fitness center, a beautifully landscaped terrace, bike storage, and round-the-clock concierge and security services for added peace of mind. Situated in the heart of Calgary's vibrant Beltline district, the location is unbeatable. You'll be just steps away from popular brunch spots like The Beltliner, local brews at Last Best Brewing & Distillery, and fine dining at Pigeonhole. Monogram Coffee and Analog Coffee are nearby for your caffeine fix, while casual hangouts like National on 10th and eclectic dining at Cilantro are right around the corner. Outdoor activities and shopping are never far, with the CORE Shopping Centre, Prince's Island Park, and the scenic Bow River pathways all within easy reach. For convenience, public transit is easily accessible with bus stops just two blocks away and the LRT four blocks from the building. Short-term rentals, including Airbnb and Vrbo, are allowed, offering flexibility for investors. This unit offers the perfect blend of style, convenience, and location, making it a fantastic opportunity in the heart of the city!

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











