



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1010 6 Street #1601, Calgary T2R 1B4**

MLS® #: **A2189235**      Area: **Beltline**      Listing Date: **01/22/25**      List Price: **\$389,900**  
 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:

Finished Floor Area  
 Abv Sqft: **525**  
 Low Sqft:  
 Ttl Sqft: **525**

**Underground**

DOM

**10**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Open Floorplan, Quartz Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`7" x 8`7"	Dining Room	Main	9`11" x 5`8"
Kitchen	Main	9`11" x 4`11"	Den	Main	9`3" x 7`2"
Bedroom	Main	91`0" x 9`2"	4pc Bathroom	Main	9`1" x 4`10"

Legal/Tax/Financial

Condo Fee: **\$547**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq:

Legal Desc:

1711022

Monthly

Remarks

Pub Rmks:

**Slide into the AIRBNB market with ease in this fully furnished, turnkey 1 bed + den south facing unit at 6th And Tenth. Currently running an average of 92% occupancy, this condo has over \$13,000 invested in furnishings + accessories and is completely licensed, set up and ready to go with existing bookings! What makes this unit even more impressive are the 10 foot ceilings, clean lines, modern designs, wall to wall windows + industrial loft-like concrete finishings. The kitchen pops with high gloss cabinetry combined with quartz countertops + stainless steel steel appliances. A flexible den area allows you to sleep more guests which equates to increased demand and higher rates. The main bedroom is highlighted with the concrete feature wall and endless views. Your visitors will love stepping out to the extended sun soaked patio to take in views of the city + mountains. The unit also comes with in-suite laundry + an underground parking stall. Enjoy the ability to advertise for the amazing onsite amenities: fitness room, owner's lounge + outdoor pool deck along with executive concierge, loading dock, bike storage, exterior water features + brand new Italian eatery within the complex. Showcasing a WalkScore of 97, this is one of the most enviable locations in the city as you are close proximity to fine restaurants, beer halls, cocktail bars, coffee shops, boutique shopping, grocery stores, c-train line and downtown office core. Inquire about the monthly financials and how to make this your next secure investment!**

Inclusions:

**Unit comes FULLY FURNISHED**

Property Listed By:

**CIR Realty**

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











