



THE
A-TEAM

**RE/MAX
FIRST**

1010 6 Street #1407, Calgary T2R 1B4

MLS® #: **A2196596** Area: **Beltline** Listing Date: **02/26/25** List Price: **\$299,900**
 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: **None**

Finished Floor Area

Abv Sqft: **408**
 Low Sqft:
 Ttl Sqft: **408**

DOM

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

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Heat Pump,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`0" x 8`10"	Balcony	Main	6`6" x 16`0"
Bedroom - Primary	Main	9`5" x 8`11"	Dining Room	Main	3`2" x 11`9"
Kitchen	Main	11`7" x 4`1"	Living Room	Main	11`7" x 9`10"

Legal/Tax/Financial

Condo Fee: **\$370** Title: **Fee Simple** Zoning: **CC-X**
 Fee Freq:

Monthly

Legal Desc: 1711022

Remarks

Pub Rmks: **Wake up to breathtaking east-facing views of the Calgary Tower from this 14th-floor 1-bedroom suite in the sought-after 6th and Tenth building. Featuring a sleek and efficient floor plan, this unit maximizes space without compromising style. Enjoy low condo fees and a wealth of amenities, including an outdoor pool, fitness centre, party room, and a spacious outdoor terrace on the second floor. While this unit does not include parking, abundant bike storage makes it easy to explore the city on two wheels. A rare find in the Beltline, this building permits Airbnb rentals, offering lucrative short-term rental potential for savvy investors. Steps from top dining and coffee spots like Craft Beer Market, Vintage Steakhouse, and Gravity Espresso & Wine Bar, this is a prime opportunity to experience the vibrant heart of the Beltline—perfect for first-time buyers or investors seeking strong rental returns.**

Inclusions: N/A
Property Listed By: Sotheby's International Realty Canada

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









