



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1010 6 Street #607, Calgary T2R 1B4**

MLS® #: **A2200222**

Area: **Beltline**

Listing Date: **03/10/25**

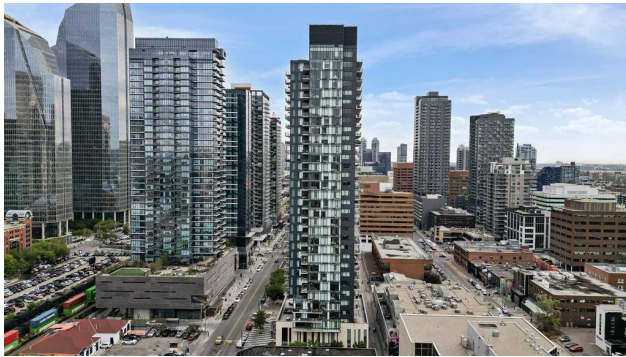
List Price: **\$299,900**

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:

Finished Floor Area

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

DOM

**42**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**None**

Utilities and Features

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

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

Kitchen Appl: **Electric Oven,Gas Cooktop,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **No Smoking Home,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>14`8" x 13`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 9`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`0" x 3`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`4" x 3`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`8" x 6`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>15`7" x 5`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$370**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-X**

Legal Desc: **1711022**

Pub Rmks:

**Live the High Life at 6th and Tenth - Unit 607. Discover the ultimate in urban living at Calgary's 6th and Tenth in the vibrant Beltline district. This stunning high-rise offers sleek, modern design and an enviable location, making it a prime investment opportunity. The Calgary condo market is flourishing with an impressive 18% year-over-year growth, and with no land transfer tax, this property is even more appealing. Unit 607 is a beautifully appointed 415 sq ft one-bedroom, one-bathroom condo, located on the 9th floor. Its east-facing orientation provides breathtaking views of the iconic Calgary Tower and the city skyline. Large windows flood the space with natural light, enhancing the unit's warm and inviting ambiance. The modern-industrial aesthetic, highlighted by 9' exposed concrete ceilings and walls, adds a distinctive charm to this stylish home. The space is thoughtfully designed to maximize functionality and comfort. Central air conditioning ensures year-round comfort, while the building's premium amenities elevate the experience. Enjoy access to a fitness center, an expansive outdoor terrace with a swimming pool, and a shared kitchen/party room for entertaining or relaxing. This building also offers flexibility with short-term rentals (Airbnb/Vrbo allowed), providing added versatility for investment. Whether you're looking for a personal residence or a strategic investment, Unit 607 offers exceptional value. Explore this rare opportunity to own a piece of Calgary's thriving urban landscape. Contact your real estate professional today to learn more about this remarkable residence.**

Inclusions:

**None**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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

