



202, 1010 6 Street SW  
Calgary, Alberta

MLS # A2240926



**\$489,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Softwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 815
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

**Inclusions:** None

An AIRBNB dream investment with this nearly 500 sqft south facing outdoor patio terrace at 6th And Tenth. Unique stays are how short term rental properties make bank and here you have a bright, open concept 2 bed + 2 bath layout with a giant exterior space that is drenched in sunshine - perfect for our seasonal months. Clean lines, modern designs, wall to wall windows + industrial loft-like concrete finishings make this space feel as unique as you are. Easy hosting access in and out create a home run feel for all your entertaining needs. Utilize the flex space next to the entry for a games area, dining room or home office. The primary bedroom is highlighted with the concrete feature wall, impressive windows, stylish en-suite bathroom and walk-in closet with organizers to really maximize the possibilities with your wardrobe. The second bedroom enjoys access out to the terrace and has a spacious dual door closet. The unit also comes with in-suite laundry, underground parking stall + storage locker. What to talk about convenience? How about having all the building's amenities on the same level. Enjoy the fitness room, owner's lounge + outdoor pool deck right outside your door. Also boasting executive concierge, loading dock, bike storage, exterior water features + an onsite Italian restaurant, you will feel right at home at 6th And Tenth. 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. Please inquire for the financial projections on this smart investment!