

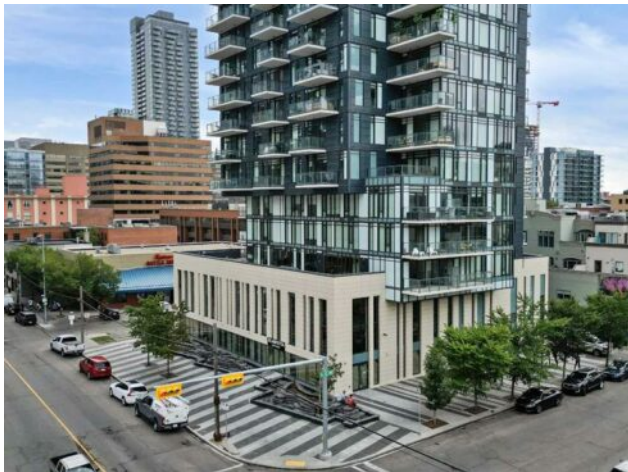


GRASSROOTS
REALTY GROUP

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1207, 1010 6 Street SW
Calgary, Alberta

MLS # A2264633



\$299,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	419 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Discover the ultimate in urban living at Calgary's 6th and Tenth, ideally located in the heart of the vibrant Beltline district. This striking high-rise combines sleek, modern design with an unbeatable location, making it an exceptional opportunity for both homeowners and investors. With Calgary's condo market experiencing an impressive 18% year-over-year growth—and no land transfer tax—this property offers a compelling value proposition. Unit 1207 is a thoughtfully designed 415 sq ft one-bedroom, one-bathroom condo situated on the 9th floor. Its east-facing orientation captures breathtaking views of the iconic Calgary Tower and the downtown skyline. Floor-to-ceiling windows fill the space with natural light, creating a warm and inviting atmosphere throughout the home. The interior showcases a modern-industrial aesthetic, featuring exposed 9-foot concrete ceilings and walls that add a distinctive edge to its contemporary style. Despite its compact size, the unit is remarkably functional, with every square foot optimized for comfort and usability. Central air conditioning ensures year-round climate control, adding to the overall sense of ease and livability. Residents of 6th and Tenth enjoy access to a suite of premium amenities, including a state-of-the-art fitness center, an expansive outdoor terrace with a swimming pool, and a stylish shared kitchen and party room—perfect for entertaining or relaxing with friends. The building also allows short-term rentals such as Airbnb and Vrbo, offering additional flexibility and income potential for investors or part-time residents. Whether you're searching for a chic urban residence or a smart investment property, Unit 607 delivers exceptional value in one of Calgary's most desirable neighborhoods. Don't miss your chance to own a piece of this dynamic and fast-growing urban

landscape. Contact your real estate professional today to learn more about this remarkable opportunity.