



**2807, 1010 6 Street SW  
Calgary, Alberta**

**MLS # A2278577**



**\$649,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,101 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,081
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** N/A

Price Improvement! First time on the market and move-in ready. Welcome to this unbelievable sub-penthouse featuring 2 bedrooms, 2 bathrooms, brand new LVP flooring and fresh paint throughout. Perched on the 28th floor in the heart of downtown Calgary, the unobstructed views of the city skyline and of the mountains on the horizon are sure to take your breath away. As soon as you enter, you'll notice the functional layout and how beautiful, bright and inviting the space feels. The open concept kitchen showcases quartz countertops, GE stainless steel appliances, a top of the line gas range and gas oven, and a stylish breakfast bar. Showered with plenty of natural light, the living and dining areas are complemented by high ceilings, a light colour palette, and south-facing floor-to-ceiling windows. It's the perfect place to work, relax or host a sophisticated evening with friends and family. Step out onto the first of two balconies to enjoy the amazing cityscape. You'll find the second balcony tucked away in the spacious primary bedroom, which is complete with California Closet built-ins and a luxurious 4-piece ensuite. Take a moment to contemplate a different perspective of the Calgary Tower from both the primary and second bedrooms. A second 3-piece bathroom, in-suite laundry and a generous coat closet complete the space. Elevate your lifestyle with central A/C, titled underground parking, titled storage, 24/7 fitness centre, an outdoor pool, and a fabulous social room. 6th and Tenth is a well-managed, pet-friendly building with a welcoming concierge. Amazing opportunity for first-time home buyers, young professionals, or investors! Book your private viewing today!