



**1204, 1010 6 Street SW
Calgary, Alberta**

MLS # A2301540



\$329,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	437 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Concrete, Stone	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: na

Welcome to 6th and Tenth, a modern high-rise ideally located in Calgary's sought-after Beltline district. Combining contemporary architecture with an unbeatable central location, this property presents an exceptional opportunity for both homeowners and investors. Situated on the 12th floor, this thoughtfully designed one-bedroom unit offers an efficient layout that maximizes every square foot. Floor-to-ceiling windows fill the space with natural light and showcase impressive city views, including a clear sightline to the iconic Calgary Tower. The 9-foot exposed concrete ceilings add a stylish urban touch to the interior. Step out onto your private balcony, complete with a gas BBQ hookup—perfect for relaxing or entertaining while enjoying the vibrant city skyline. The sleek kitchen is both functional and elegant, featuring quartz countertops, stainless steel appliances, and a gas cooktop. In-suite laundry adds everyday convenience, making this home ideal for professionals, investors, or anyone seeking a low-maintenance downtown lifestyle. Residents enjoy access to outstanding amenities, including a Sky Garden Lounge with an outdoor pool, a fully equipped fitness centre, a landscaped terrace, secure bike storage, and 24-hour concierge and security services. Located just steps from the CORE Shopping Centre and surrounded by popular restaurants and cafes, this home also offers easy access to Prince's Island Park and the Bow River pathway system—perfect for walking, running, or cycling. Public transit is conveniently nearby, with bus stops and LRT stations just minutes away, making commuting effortless. This is a rare opportunity to own in one of Calgary's most vibrant and desirable downtown communities.