



**304, 1010 6 Street SW
Calgary, Alberta**

MLS # A2137129



\$359,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	567 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: TV and Speaker, Custom Console table

One of a Kind! Experience boutique-style living in this exceptional 1 Bedroom + Den condo at the 6th and Tenth building. Featuring a huge balcony, central air conditioning and this pet-friendly unit is in an amenity-rich building with an outdoor pool, gym, and concierge (Monday-Friday/8am-5pm), and overnight security. This corner unit has floor-to-ceiling windows on the north and west sides, creating a bright and spacious feel. The primary bedroom includes a walk-in closet, and the Den/Office can be use as a second bedroom. The kitchen boasts sleek Italian white cabinetry with Black glass tile backsplash, a central island, stainless steel appliances with Gas Burners, and white quartz countertops. New vinyl plank flooring and upgraded LED lighting add a modern industrial touch. Enjoy in-suite laundry and a balcony with a gas BBQ hookup. This unit comes with a titled underground parking spot and guest parking. Building amenities include a rooftop pool, fitness center, SkyLounge, bike storage, concierge, and security. Located within walking distance to Western Canada High School, shopping, dining, transit, and the Downtown Core.