



**1205, 1010 6 Street SW
Calgary, Alberta**

MLS # A2137786



\$289,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	374 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Track Lighting		

Inclusions: None

Discover a captivating urban lifestyle on the 12th floor of the esteemed 6th and Tenth building, offering stunning north-facing views of Calgary's vibrant downtown skyline. This compact gem, boasting just under 400 square feet, is a testament to modern sophistication and urban living. Indulge in the panoramic vistas of the city's core, framed by the sleek architecture that defines this unique residence. Unlike its counterparts, this unit is thoughtfully designed without a den, providing a sleek and efficient layout that maximizes every inch of space. Step into a world of engaging design with exposed concrete ceilings and feature walls, infusing the ambiance with a distinctive modern-industrial allure. The 15th-floor charm is complemented by proximity to the pulse of the city, with a walk score of 98 and a bike score of 94, making it a natural haven for urban enthusiasts. Indulge in the vibrant lifestyle this location affords, with trendy coffee shops and acclaimed restaurants such as Craft Beer Market, Vintage Steakhouse, and Gravity Espresso & Wine Bar just steps away. While this unit doesn't include parking, its location and compact design open up opportunities for those who seek an active and dynamic city lifestyle. As a resident, you'll have access to the building's amenities, including an expansive outdoor terrace on the 2nd floor, offering scenic views of the Calgary Tower. While this unit lacks a designated parking spot, its compact footprint aligns with a commitment to sustainable living and alternative transportation options. Ideal for those who appreciate the pulse of city living, this unit stands out as an attractive investment opportunity. Imagine the potential for short-term rentals or Airbnb ventures, with the freedom to explore new avenues unburdened by typical building restrictions. Connect with us to explore the possibilities and envision life in this captivating urban

retreat—it won't be available for long!