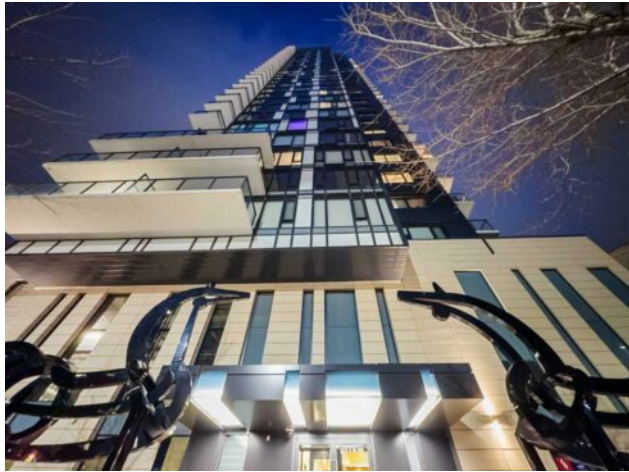




**607, 1010 6 Street SW
Calgary, Alberta**

MLS # A2145069



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	414 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:	\$ 337
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Track Lighting		

Inclusions: Window Coverings

Experience modern urban living at its finest in Calgary's vibrant Beltline district with the 6th and Tenth building. This exceptional high-rise stands out with its sleek design and prime location, offering an outstanding investment opportunity. Calgary's apartment condo market is currently thriving with a robust 18% year-over-year growth, and this property has the added benefit of no land transfer tax. Unit 607, situated on the 9th floor, is a beautifully appointed 415 sq ft residence designed for those who value both convenience and style. This one-bedroom, one-bathroom unit boasts an east-facing orientation, providing residents with breathtaking views of the iconic Calgary Tower and the city's skyline. Natural light floods the space, creating a warm and inviting atmosphere for your morning coffee. The modern-industrial aesthetic is highlighted by 9' exposed concrete ceilings and walls, giving this unit a unique charm and character. Despite its compact size, the thoughtful layout maximizes the living space, ensuring comfort and functionality. Central air conditioning is a standard feature, keeping the environment cool and pleasant throughout the year. Living at 6th and Tenth means access to premium amenities on the second floor, including a fully equipped fitness center, an expansive terrace with an outdoor swimming pool, and a shared kitchen/party room – perfect for entertaining guests or enjoying a quiet day at home. This building also allows short-term rentals (Airbnb/Vrbo, etc.), providing flexibility for those seeking ultimate versatility with their investment. Unit 607 at 6th and Tenth represents a rare opportunity to own a piece of Calgary's vibrant urban landscape. Its unbeatable location, combined with the building's luxurious amenities and the unit's exceptional features, make it a highly desirable choice for anyone seeking the best of city living.

Contact your real estate professional today to explore the possibilities that await in this remarkable residence.