

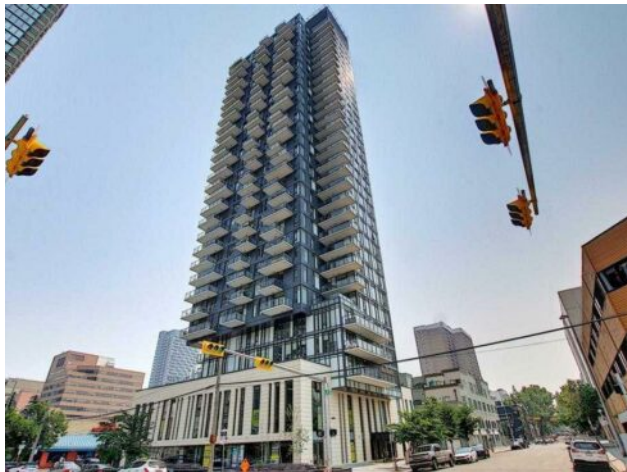


**GRASSROOTS**  
REALTY GROUP

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2803, 1010 6 Street SW  
Calgary, Alberta

MLS # A2149108



**\$399,999**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	589 sq.ft.	Age:	2017 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 606
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

**\*\* Please click on "Video's for 3D tour \*\*** Absolutely stunning mountain & city views from this apartment located on the 28th floor of the very desirable building - 6th and Tenth. Perfect investment opportunity or first time home! Amazing features include: one bedroom , one 4-piece bathroom, over-sized (20 x 6) balcony with gas BBQ outlet, den/office with built-in storage closet, 9 foot chic exposed concrete ceilings, 1 titled/heated underground parking space, 1 titled storage locker, floor-to-ceiling windows providing plenty of natural light , SS appliances with gas cook top, upgraded closets with built-in storage, individually controlled heating & air conditioning system, in-suite laundry including full sized washer/dryer and much more! Fantastic amenities include: Sky Garden Lounge with outdoor pool, fitness area, outdoor terrace, bike storage and full time concierge. Location is a 10 out of 10 - walk to work downtown, bus stop 2 blocks away, LRT 4 blocks away, all the bars and restaurants you can handle super close by and very easy access to all major routes!