

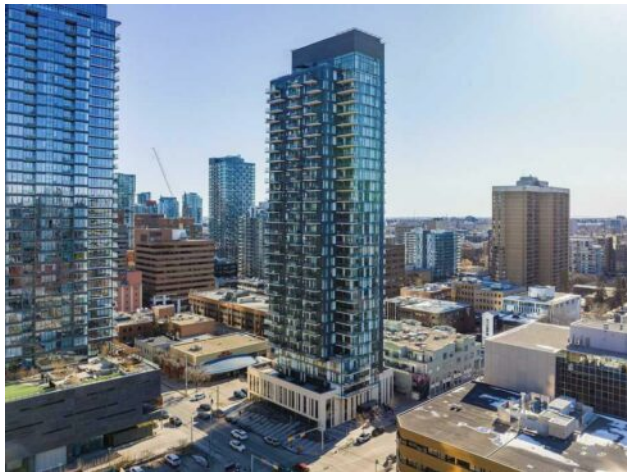


GRASSROOTS
REALTY GROUP

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506, 1010 6 Street SW
Calgary, Alberta

MLS # A2205645



\$469,900

| | | | |
|-----------|---|--------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 697 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 714 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-X |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: N/A

| \$25,000 PRICE DROPPED | Welcome to 6th and Tenth – where urban sophistication meets modern comfort! This stunning corner-unit condo in Calgary’s vibrant Beltline District offers the ultimate downtown lifestyle. Designed with a chic loft-style aesthetic, this exceptional home blends industrial charm with contemporary elegance. Step inside to soaring 9-foot ceilings, exposed concrete walls, and expansive floor-to-ceiling windows that showcase breathtaking panoramic views of the city skyline. The open-concept layout is perfect for both relaxation and entertaining, while natural light floods the space to create a warm, inviting atmosphere. The sleek kitchen features stainless steel appliances, quartz countertops, and stylish fixtures—ideal for culinary creations or casual dining. Flowing seamlessly into the living area, this space is framed by large north facing windows and a private balcony, offering stunning city and mountain views. The primary bedroom comfortably fits a king-sized bed and includes a luxurious 4-piece ensuite—your personal retreat. The second bedroom is equally impressive, with its own private balcony to take in the breathtaking scenery. Don't forget to use the gas line for your BBQ needs! Enjoy top-tier amenities, including a fully equipped gym and an outdoor pool, adding to the comfort and convenience of this sought-after building. Whether you're looking for an excellent investment or the perfect first home, this condo delivers on every level. It's Airbnb-friendly and located in central Beltline. Don’t miss out—schedule your private showing today!