

1207, 1010 6 Street SW
Calgary, Alberta

MLS # A2280513



\$294,900

Division: Beltline

Type: Residential/High Rise (5+ stories)

Style: Apartment-Single Level Unit

Size: 419 sq.ft. **Age:** 2017 (9 yrs old)

Beds: 1 **Baths:** 1

Garage: None

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 370

LLD: -

Zoning: CC-X

Utilities: -

Heating: Heat Pump, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete, Metal Siding

Foundation: -

Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions: None

Discover the ultimate in urban living at Calgary's 6th and Tenth, ideally located in the heart of the vibrant Beltline district. This striking high-rise combines sleek, modern design with an unbeatable location, making it an exceptional opportunity for both homeowners and investors. With Calgary's condo market experiencing an impressive 18% year-over-year growth—and no land transfer tax—this property offers a compelling value proposition. Unit 1207 is a thoughtfully designed 415 sq ft one-bedroom, one-bathroom condo situated on the 9th floor. Its east-facing orientation captures breathtaking views of the iconic Calgary Tower and the downtown skyline. Floor-to-ceiling windows fill the space with natural light, creating a warm and inviting atmosphere throughout the home. The interior showcases a modern-industrial aesthetic, featuring exposed 9-foot concrete ceilings and walls that add a distinctive edge to its contemporary style. Despite its compact size, the unit is remarkably functional, with every square foot optimized for comfort and usability. Central air conditioning ensures year-round climate control, adding to the overall sense of ease and livability. Residents of 6th and Tenth enjoy access to a suite of premium amenities, including a state-of-the-art fitness center, an expansive outdoor terrace with a swimming pool, and a stylish shared kitchen and party room—perfect for entertaining or relaxing with friends. The building also allows short-term rentals such as Airbnb and Vrbo, offering additional flexibility and income potential for investors or part-time residents. Whether you're searching for a chic urban residence or a smart investment property, Unit 607 delivers exceptional value in one of Calgary's most desirable neighborhoods. Don't miss your chance to own a piece of this dynamic and fast-growing urban

landscape. Contact your real estate professional today to learn more about this remarkable opportunity.