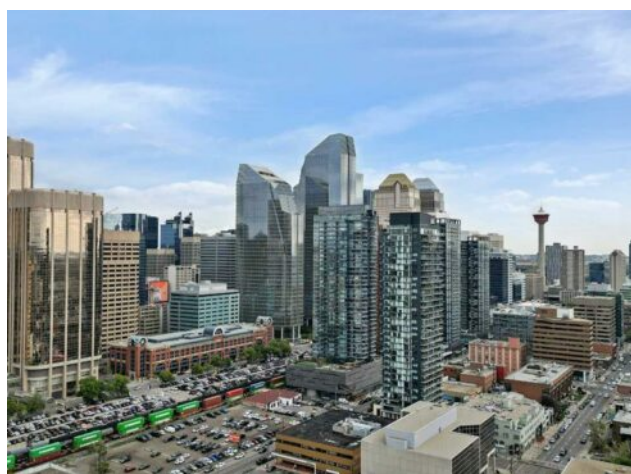


**1405, 1010 6 Street SW
Calgary, Alberta**

MLS # A2280673



\$292,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	400 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 349
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Track Lighting		

Inclusions: None

This beautifully designed unit in the coveted 6th and Tenth building offers the perfect blend of modern luxury and urban convenience. Located on the 14th floor, this one-bedroom, one-bathroom apartment showcases gorgeous views of Calgary's skyline, including the iconic Calgary Tower. The space is thoughtfully crafted for the contemporary city dweller, with 9-foot exposed concrete ceilings, expansive floor-to-ceiling windows that bathe the interior in natural light, and a private balcony equipped with a gas BBQ outlet—ideal for enjoying outdoor dining with a view. The sleek kitchen is equipped with stainless steel appliances, including a gas cooktop, quartz countertops, and in-suite laundry for added ease. Every square foot of this compact yet efficient layout has been designed with comfort and functionality in mind, making it an ideal home for busy professionals or those looking to downsize. The building boasts exceptional amenities, including a Sky Garden Lounge with an outdoor pool, a fully-equipped fitness center, a landscaped terrace, bike storage, and 24/7 executive concierge and security services, ensuring a luxurious and secure living experience. Its prime location is unbeatable—steps from CORE Shopping Centre and some of Calgary's finest restaurants. Start your morning with a coffee at Monogram or Analog Coffee, enjoy brunch at The Beltliner, or dine at Pigeonhole for a special evening out. For casual nights, Last Best Brewing & Distillery or National on 10th are nearby favourites. Outdoor enthusiasts will love the proximity to Prince's Island Park and the Bow River pathways, perfect for weekend strolls or bike rides. Public transportation is easily accessible with a bus stop just two blocks away and the LRT four blocks from your door. The building's allowance for short-term rentals like Airbnb and Vrbo also

makes it a fantastic investment opportunity. Don't miss out on this opportunity to experience luxurious urban living in one of Calgary's most sought-after addresses!