

2707, 1010 6 Street SW  
Calgary, Alberta

MLS # A2283815



## \$685,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,081
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to elevated inner-city living in the heart of Calgary's vibrant Beltline. This stunning 2-bedroom, 2-bathroom residence offers the perfect blend of breathtaking views, modern design, unbeatable urban convenience and over 1100 Sqft of interior living space. If you looking for a views this will be hard to beat as your south facing balcony captures the Rocky Mountains like you've never seen before, Your second balcony off the master bedroom provides unbelievable downtown views with a visual experience from sunrise to sunset and more with city lights putting on a show all the way into the night. Inside, the home showcases exposed, sealed concrete ceilings, creating a sleek, high-end loft-inspired aesthetic complemented by stylish fixtures, hardwood & tile flooring with contemporary finishes throughout. The open layout is flooded with natural light, making the views a constant backdrop from nearly every angle. The outdoor space is fully equipped with a BBQ gas hookup, ideal for entertaining and unwinding. Located in the highly sought-after 6th and Tenth building, residents enjoy resort-style amenities including an outdoor pool and lounge area, stylish owners lounge, fitness centre and garbage chutes conveniently located on every floor. Additional highlights include Short term rentals allowed, Central AC, Titled Underground heated parking and storage, adding everyday comfort and practicality to this secured building. Living in the Beltline means having Calgary's best restaurants, cafes, fitness studios, nightlife, and green spaces just steps from your door &mdash; all while enjoying quick access to downtown, transit, and major commuter routes. This is urban living at its finest &mdash; views, design, lifestyle, and location all in one exceptional home. Book your private showing today.