

2606, 1010 6 Street SW  
Calgary, Alberta

MLS # A2258852

\$419,999

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 693 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                |            |        |
|-------------|----------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                     | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood                                         | Sewer:     | -      |
| Roof:       | -                                                              | Condo Fee: | \$ 730 |
| Basement:   | -                                                              | LLD:       | -      |
| Exterior:   | Concrete                                                       | Zoning:    | CC-X   |
| Foundation: | -                                                              | Utilities: | -      |
| Features:   | High Ceilings, No Animal Home, Open Floorplan, Quartz Counters |            |        |

Inclusions: N/A

Experience elevated urban living in this stunning 2-bedroom, 2-bathroom corner unit perched on the 26th floor of the conveniently located 6th and Tenth building in Calgary's Beltline. With sweeping city and mountain views through expansive floor-to-ceiling windows, this condo is flooded with natural light and showcases a spacious open-concept layout with a sleek industrial aesthetic. The kitchen features quartz countertops, a gas range, and stainless-steel appliances, all seamlessly integrated into the open living and dining areas. A large private balcony offers the perfect space to unwind, entertain, or take in breathtaking sunsets above the city skyline. This unit includes in-suite laundry, central air conditioning, and one titled underground parking stall. Residents enjoy access to premium amenities such as a fitness centre, outdoor pool, concierge service, and stylish recreation spaces. For added convenience, each floor is equipped with a garbage chute - a rare feature in most condo buildings. Located in the heart of downtown Calgary, you're steps from top restaurants, shopping, entertainment, transit, and the Calgary Stampede grounds. The building is short-term rental friendly and currently occupied by reliable long-term tenants making this a rare turn-key opportunity for investors. Don't miss your chance to own this exceptional high-rise property in one of Calgary's most vibrant communities.