

**406, 1010 6 Street SW**  
**Calgary, Alberta**

**MLS # A2290014**



**\$325,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	412 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Enclosed, Garage Door Opener, Heated Garage, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** na

\* Furniture included and Air bnb Friendly + Titled parking - In the heart of the Beltline, you'll find this trendy urban 1 bedroom + 1 bathroom condo at 6th And Tenth. This is your chance to experience true downtown living! You will instantly gravitate to the expansive 100 sqft balcony to breathe in the amazing city views. Inside, you will find an open floor plan showcasing hardwood flooring, flooded with light with the floor-to-ceiling windows, neutral colours, industrial loft-style exposed concrete walls + ceilings, and 9ft ceilings. The stylish + minimalist kitchen with quartz counters, modern high gloss cabinets, stainless steel appliances, countertop gas range, built-in oven, microwave hood fan + subway tile backsplash. This unit comes with a generous-sized bedroom, ample closet space and a modern 4 piece bathroom with frosted glass sliding doors - a true space saver. In-suite laundry, out the perks for this property. Enjoy the fantastic owner's privileges, including executive concierge and Sky Lounge, bicycle storage, fitness room, outdoor pool deck, exterior water features, and state-of-the-art security including in house concierge. A favourite inner-city community - walk to local entertainment, cafes, cocktail bars, restaurants, grocery, the c-train, retail shopping + downtown office core.