

1402, 1010 6 Street SW
Calgary, Alberta

MLS # A2293188



\$524,990

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 857
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Quartz Counters		

Inclusions: Furniture and furnishings are not included in the sale but may be available for purchase separately.

THIS is the kind of inner-city property that grabs your attention the moment you walk in! Perched high above Calgary in the heart of BELTLINE, this stunning SOUTHWEST-FACING CORNER RESIDENCE delivers the full urban experience—dramatic skyline views, incredible natural light, contemporary style, exceptional outdoor living and an impressive documented short-term rental history. Its CORNER POSITIONING with EXTERIOR EXPOSURE ON TWO SIDES is a major highlight. FLOOR-TO-CEILING WINDOWS wrap the living space, pouring in sunlight and creating a bright, open atmosphere with sweeping city views from multiple angles. As afternoon turns to evening, the southwest exposure sets the stage for spectacular Calgary sunsets. And then there is the BALCONY! Stretching an impressive 28'10", this extraordinary outdoor space feels like an extension of the home itself. Enjoy morning coffee above the city, entertain friends in the afternoon sun or watch Calgary sparkle after dark—this is the kind of outdoor living that makes downtown ownership exciting. Inside, the thoughtfully designed layout offers 2 WASHROOMS, including a private 4-PIECE ENSUITE, plus a highly desirable DEDICATED OFFICE SPACE—perfect for professionals, executive tenants or short-term rental guests. The sleek contemporary kitchen flows seamlessly into the open-concept living and dining areas and features a NEW REFRIGERATOR, while a NEW WASHER & DRYER add convenience and value. FOR INVESTORS, THE NUMBERS DEMAND ATTENTION. Documented Airbnb statements show \$65,067.82 IN GROSS REVENUE FOR 2025—approximately \$5,422/MONTH. From January 1 to July 22, 2026, the property generated another \$38,506.84, including \$9,105 IN THE FIRST 22 DAYS OF JULY ALONE. Combined documented gross

Airbnb revenue since January 2025 exceeds \$103,500—giving buyers an ESTABLISHED RENTAL HISTORY rather than relying solely on projections. The LOCATION is exciting. Walk to 17TH AVENUE, DOWNTOWN, restaurants, caf  s, shopping, fitness studios, entertainment, parks, transit and Calgary’s pathway network. This is one of Calgary’s most vibrant, walkable and connected urban neighbourhoods—exactly where people want to be. Completing the package are TITLED PARKING + TITLED STORAGE. Furniture and furnishings may also be available for purchase separately by negotiation, creating the potential for a convenient TURNKEY INVESTMENT OPPORTUNITY. Whether you are searching for a sophisticated inner-city home, executive rental or income-producing investment, UNIT 1402 AT 6TH & TENTH brings together the features buyers chase: CORNER POSITIONING, WRAPAROUND LIGHT, SKYLINE VIEWS, A MASSIVE BALCONY, PRIME BELTLINE LOCATION AND DOCUMENTED REVENUE HISTORY. THIS ONE IS SPECIAL—AND OPPORTUNITIES LIKE IT ARE HARD TO DUPLICATE. *Historical rental figures are for information purposes only and do not guarantee future income.