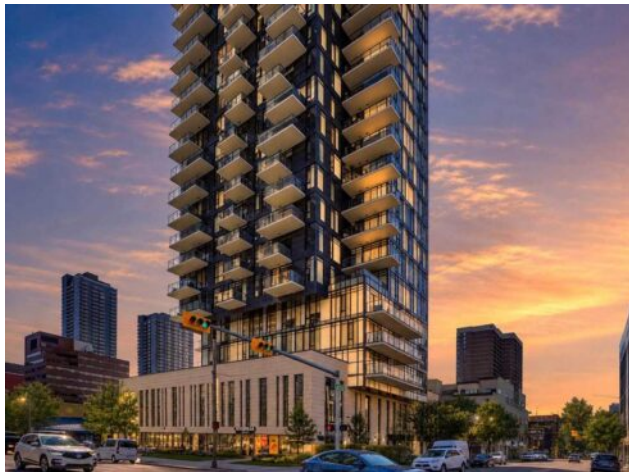


**605, 1010 6 Street SW**  
**Calgary, Alberta**

**MLS # A2307493**



**\$285,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 373 sq.ft.                         | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | None                               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 377 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete          | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters   |                   |        |

**Inclusions:** All furniture is negotiable

Welcome to the 6th and Tenth, built in 2017 with class and resilience in mind. This is an Air BNB friendly building. Enjoy floor to ceiling windows with views of the Calgary sky line and distant mountain silhouettes. Just a few blocks from the C Train, Stephen Ave, 17th Ave, and many other restaurants, amenities, patios and services. Unit includes upgraded Vinyl plank and tile floors, High ceilings with industrial concrete finishes, Stylish cabinets with quartz counters and In suite laundry. Gas, Water and sewer are all covered in the condo fees. Stove, BBQ and any heaters for the patio are all natural gas hookups. Concrete walls between units makes noise transmission almost zero. on the second floor there is a fitness facility, out door heated pool, sky lounge. There is 24 hour security, concierge and underground visitor parking. Building is pet friendly and There are lots of parks just a few blocks away. Comes with a titled storage unit. Furniture can all be sold with the unit as it is staged for Air Bnb.