

**508, 1010 6 Street SW
Calgary, Alberta**

MLS # A2314029



\$379,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Metal Siding	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: window coverings

Experience elevated inner-city living in the heart of Calgary's dynamic Beltline at 6th and Tenth. This modern high-rise combines contemporary architecture with exceptional lifestyle amenities, making it an attractive option for both homeowners and investors alike. Positioned on the 5th floor, Unit 508 is a bright corner suite with desirable south-east exposure that fills the space with natural light throughout the day. Step outside onto the spacious private balcony, complete with a gas hookup for convenient outdoor grilling and entertaining. Offering 645 sq. ft. of thoughtfully designed living space, this unit features 2 bedrooms and 1 bathroom, ideal for young professionals, couples, or those looking for a stylish downtown retreat. The sleek industrial-inspired interior is highlighted by soaring 10-foot exposed concrete ceilings and feature walls, creating a trendy yet comfortable atmosphere. Central air conditioning provides year-round comfort. Residents enjoy access to impressive building amenities located on the second floor, including a fully equipped fitness centre, outdoor pool, expansive terrace, and a party/lounge space with a communal kitchen. One of the standout features of this building is its rare allowance for short-term rentals, including Airbnb and Vrbo, offering excellent flexibility and income potential. The property also includes a titled underground parking stall and titled storage locker for added convenience. A fantastic opportunity to own in one of downtown Calgary's most desirable urban communities.