

3004, 1010 6 Street SW
Calgary, Alberta

MLS # A2329419



\$259,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	426 sq.ft.	Age:	2017 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 530
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Track Lighting		

Inclusions: None

Experience elevated urban living in this thoughtfully designed one-bedroom SUB-PENTHOUSE condo with TITLED UNDERGROUND PARKING in the heart of Calgary's sought-after Beltline community. Perched high on the 30TH FLOOR, this stylish 426 sq ft condo combines modern comfort with striking industrial-inspired design, featuring exposed concrete walls and ceilings, engineered hardwood flooring, HIGH CEILINGS, track lighting, and dramatic FLOOR TO CEILING WINDOWS that fill the space with natural light. The contemporary kitchen is both functional and beautifully designed, showcasing glossy white cabinetry, quartz countertops, stainless steel appliances, and a gas cooktop. The bedroom features custom closet organizers, while additional conveniences such as IN-SUITE LAUNDRY and a front entry closet help maximize storage and everyday functionality. The efficient floor plan lives larger than its footprint, maximizing every square foot while providing comfortable everyday living. Step outside onto your private balcony and take in the expansive PANORAMIC VIEW, with the Rocky Mountains visible on clear days. Whether you're enjoying your morning coffee or an evening barbecue using the convenient GAS HOOKUP, this outdoor space offers an incredible setting to relax and unwind above the city. Access an exceptional array of amenities, including a fitness centre, concierge service, secure titled storage, underground visitor parking, and the impressive second-floor SKY LOUNGE featuring kitchen facilities, entertainment areas, a ROOFTOP DECK, and an OUTDOOR POOL. Located in one of Calgary's most vibrant neighbourhoods, you're steps from transit, shopping, parks, and pathways, including Prince's Island Park, Central Memorial Park, and the Bow River pathway system. Enjoy easy access to some of Calgary's best

restaurants, pubs, patios, and entertainment venues, all just outside your door. Offering an unbeatable downtown location, this property presents an outstanding opportunity for first-time buyers, urban professionals, or investors seeking style, convenience, and exceptional value in the heart of the city.