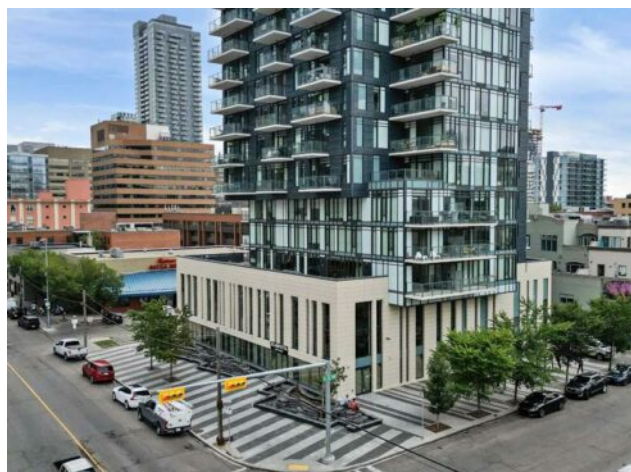


607, 1010 6 Street SW
Calgary, Alberta**MLS # A2220376****\$294,900**

| | | | |
|------------------|------------------------------------|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 419 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Heat Pump, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 370 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | CC-X |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: None

Discover the ultimate in urban living at Calgary's 6th and Tenth, ideally located in the heart of the vibrant Beltline district. This striking high-rise combines sleek, modern design with an unbeatable location, making it an exceptional opportunity for both homeowners and investors. With Calgary's condo market experiencing an impressive 18% year-over-year growth—and no land transfer tax—this property offers a compelling value proposition. Unit 607 is a thoughtfully designed 415 sq ft one-bedroom, one-bathroom condo situated on the 9th floor. Its east-facing orientation captures breathtaking views of the iconic Calgary Tower and the downtown skyline. Floor-to-ceiling windows fill the space with natural light, creating a warm and inviting atmosphere throughout the home. The interior showcases a modern-industrial aesthetic, featuring exposed 9-foot concrete ceilings and walls that add a distinctive edge to its contemporary style. Despite its compact size, the unit is remarkably functional, with every square foot optimized for comfort and usability. Central air conditioning ensures year-round climate control, adding to the overall sense of ease and livability. Residents of 6th and Tenth enjoy access to a suite of premium amenities, including a state-of-the-art fitness center, an expansive outdoor terrace with a swimming pool, and a stylish shared kitchen and party room—perfect for entertaining or relaxing with friends. The building also allows short-term rentals such as Airbnb and Vrbo, offering additional flexibility and income potential for investors or part-time residents. Whether you're searching for a chic urban residence or a smart investment property, Unit 607 delivers exceptional value in one of Calgary's most desirable neighborhoods. Don't miss your chance to own a piece of this dynamic and fast-growing urban

landscape. Contact your real estate professional today to learn more about this remarkable opportunity.