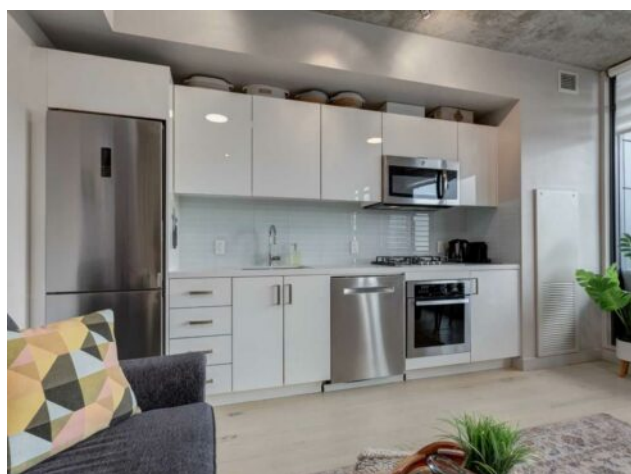


1407, 1010 6 Street SW
Calgary, Alberta

MLS # A2196596



\$299,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	408 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 370
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-X
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Wake up to breathtaking east-facing views of the Calgary Tower from this 14th-floor 1-bedroom suite in the sought-after 6th and Tenth building. Featuring a sleek and efficient floor plan, this unit maximizes space without compromising style. Enjoy low condo fees and a wealth of amenities, including an outdoor pool, fitness centre, party room, and a spacious outdoor terrace on the second floor. While this unit does not include parking, abundant bike storage makes it easy to explore the city on two wheels. A rare find in the Beltline, this building permits Airbnb rentals, offering lucrative short-term rental potential for savvy investors. Steps from top dining and coffee spots like Craft Beer Market, Vintage Steakhouse, and Gravity Espresso & Wine Bar, this is a prime opportunity to experience the vibrant heart of the Beltline—perfect for first-time buyers or investors seeking strong rental returns.