

**2501, 1010 6 Street SW  
Calgary, Alberta**

**MLS # A2210358**



**\$360,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	530 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 577
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

**\*\*Live Elevated in the Heart of Calgary's Beltline | Airbnb-Friendly | Spectacular Mountain & City Views\*\*** Step into a life of effortless URBAN sophistication with this stunning one-bedroom, one-bath plus den residence in the highly sought-after 6th and Tenth—a modern masterpiece that PERFECTLY captures the spirit of contemporary downtown living. Whether you're a young professional craving a STYLISH space in the city's vibrant core, a SAVVY investor looking for a turnkey AirBnB opportunity, or a couple seeking your first step into homeownership, this unit delivers on every level. From the moment you step inside, you're greeted with an inviting, light-filled space that feels more like a HIGH-END boutique hotel suite than a traditional condo. The open layout is designed to maximize space, flow, and functionality. Soaring 9-foot exposed concrete ceilings create that perfect touch of industrial edge, while south-facing FLOOR-TO-CEILING windows flood the unit with natural light all day long. There's a sense of calm, clarity, and understated LUXURY here—the kind of home that feels like a personal retreat yet keeps you plugged into the city's energy. The main living area is open and EFFORTLESSLY cool, blending living, dining, and kitchen spaces into one cohesive, stylish environment. Whether you're hosting a few friends for drinks before a night on 17th Avenue or winding down solo with a glass of wine, this space adapts to your mood and your lifestyle. Let's talk about the heart of the home: the kitchen. With sleek quartz countertops, a gas range, and a built-in oven, it's as functional as it is beautiful. The clean lines, minimalist cabinetry, and integrated stainless steel appliances create a chef-worthy space. The den offers the ideal setup for a compact yet comfortable home office, a reading nook, music corner, or

even an extra space for guests with a daybed setup. The bedroom offers a COZY sanctuary with a large closet to make it easy to stay organized. Whether you're curling up after a long day or waking up to sunshine pouring in through your south-facing windows, this bedroom is the kind of space that encourages you to pause, breathe, and enjoy the moment. The 4-piece bathroom echoes the MODERN design language of the home with clean finishes and stylish fixtures. There's also a full-size in-unit laundry area tucked away conveniently. Step outside to your PRIVATE balcony with STUNNING MOUNTAIN & CITY VIEWS, where warm summer evenings, cocktails at golden hour, and casual BBQs with friends become a part of your daily routine. The panoramic south-facing views ensure you're catching some of Calgary's most beautiful sunsets, every single day. Also included is a TITLED underground parking stall and separate storage locker. This building is packed with top-tier amenities including an outdoor sky lounge with a pool, fitness centre, an entertainment and party room, and on-site concierge. Experience Downtown Living at its FINEST!! CALL TODAY to book your PRIVATE TOUR!!