



## 1010 6 Street Calgary Alberta

\$299,000

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 1207 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 profession...

Living room/Dining room 14.67 Ft x 13.83 Ft

Primary Bedroom 9.42 Ft x 9.00 Ft

Foyer 5.00 Ft x 3.58 Ft

Laundry room 3.33 Ft x 3.00 Ft

4pc Bathroom 8.67 Ft x 6.00 Ft

Other 15.58 Ft x 5.92 Ft

Listing Presented By:



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