

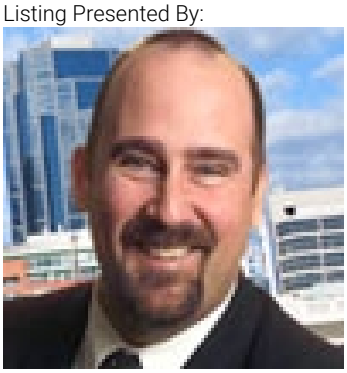
1010 6 Street Calgary Alberta

$514,900

FULLY FURNISHED o CONFIRMED GRANDFATHERED SHORT-TERM RENTAL ELIGIBILITY This SOUTHWEST-FACING CORNER RESIDENCE at 6th & Tenth combines striking urban living with a compelling investment opportunity in the heart of BELTLINE.The CORNER POSITIONING WITH EXTERIOR EXPOSURE ON TWO SIDES is a major highlight. FLOOR-TO-CEILING WINDOWS fill the home with natural light and showcase sweeping city views from multiple angles, while the southwest exposure delivers beautiful afternoon light and spectacular sunsets.Step outside to the impressive 28'10" BALCONY--an exceptional outdoor space for morning coffee, entertaining or enjoying Calgary's skyline after dark.Inside, the thoughtfully designed layout offers 2 BEDROOMS, 2 WASHROOMS, including a private 4-PIECE ENSUITE, plus a highly desirable DEDICATED OFFICE SPACE. The contemporary kitchen flows into the open-concept living and dining areas and features a NEW REFRIGERATOR, while a NEW WASHER & DRYER add further convenience.FOR INVESTORS, THE RENTAL HISTORY STANDS OUT. Documented Airbnb statements show $65,067.82 IN GROSS REVENUE FOR 2025 -- approximately $5,422/MONTH. From January 1 to July 22, 2026, the property generated another $38,506.84, including $9,105 IN THE FIRST 22 DAYS OF JULY ALONE. Combined documented gross Airbnb revenue since January 2025 exceeds $103,500, offering buyers an ESTABLISHED RENTAL HISTORY rather than relying solely on projections. *Adding to the investment appeal are CONFIRMED GRANDFATHERED SHORT-TERM RENTAL ELIGIBILITY, FULLY FURNISHED SALE, TITLED PARKING and TITLED STORAGE--creating a highly convenient TURNKEY OPPORTUNITY.Walk to 17TH AVENUE, DOWNTOWN, restaurants, cafes, shopping, fitness studios, entertainment, parks, transit and Calgary's pathway network.Whether you are looking for a sophisticated inner-city residence, executive rental or income-producing investment, UNIT 1402 AT 6TH & TENTH bri...

Bedroom 8.58 Ft x 9.75 Ft
Primary Bedroom 12.17 Ft x 10.42 Ft
Kitchen 10.67 Ft x 8.00 Ft
Living room/Dining room 12.58 Ft x 13.75 Ft
Laundry room 2.83 Ft x 3.33 Ft
Office 10.75 Ft x 6.92 Ft
Other 28.83 Ft x 6.33 Ft
Other 8.33 Ft x 4.83 Ft

Listing Presented By:



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RE/MAX West Real Estate

http://www.kingsrealestate.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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4pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Other 5.75 Ft x 3.75 Ft

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