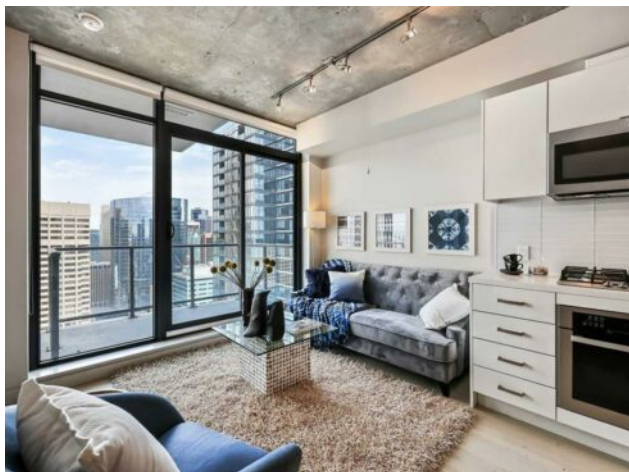


1205, 1010 6 Street SW
Calgary, Alberta

MLS # A2185052



\$294,900

| | | | |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 400 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | None | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|----------------------------------------------------------------------------------------------|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 349 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | CC-X |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Track Lighting | | |

Inclusions: n/a

Welcome to the 12th floor of the prestigious 6th and Tenth building, where contemporary design meets downtown convenience. This one-bedroom, one-bathroom residence offers stunning north-facing views of Calgary's skyline, including the iconic Calgary Tower. With 400 square feet of carefully designed space, this home is perfect for professionals or anyone seeking a vibrant urban lifestyle. The sleek interior blends industrial charm with modern sophistication. Exposed concrete ceilings and feature walls create a distinctive aesthetic, while floor-to-ceiling windows fill the space with natural light. The efficient layout, free of a den, ensures every inch serves a purpose. Step onto the private balcony, complete with a gas BBQ outlet, and enjoy al fresco dining with a view. The kitchen is both stylish and practical, featuring stainless steel appliances, a gas cooktop, quartz countertops, and in-suite laundry for added convenience. This thoughtfully designed unit balances functionality with a touch of luxury. Beyond the unit, residents enjoy access to exceptional amenities, including a Sky Garden Lounge with an outdoor pool, a fitness center, a landscaped terrace overlooking the city, and 24/7 concierge and security services. Secure bike storage adds to the convenience for active city dwellers. Located in the heart of Calgary, this address boasts a walk score of 98 and a bike score of 94, putting the city's best dining, shopping, and entertainment at your doorstep. Begin your day with coffee from Monogram or Analog, enjoy brunch at The Beltliner, or unwind at local favorites like Pigeonhole or Last Best Brewing & Distillery. Outdoor enthusiasts can easily access Prince's Island Park and the Bow River pathways for recreation. Public transit options, including bus stops and the LRT, are just steps away. For investors, this unit offers a unique opportunity, with flexible building

policies allowing short-term rentals like Airbnb. Its prime location and modern appeal make it an ideal choice for those looking to generate income while holding a valuable asset. This 12th-floor gem at 6th and Tenth provides a rare blend of style, convenience, and opportunity. Don't miss your chance to call this vibrant urban retreat home—contact us today to learn more!