

**1407, 1010 6 Street SW**  
**Calgary, Alberta**

**MLS # A2196596**



**\$299,900**

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

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