

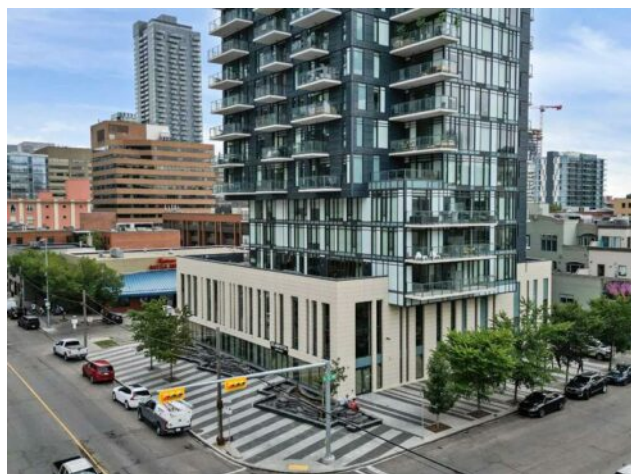


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1207, 1010 6 Street SW  
Calgary, Alberta

MLS # A2264633



**\$299,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 419 sq.ft.                         | Age:   | 2017 (8 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | None                               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                  |            |        |
|-------------|--------------------------------------------------|------------|--------|
| Heating:    | Heat Pump, Natural Gas                           | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate                           | Sewer:     | -      |
| Roof:       | -                                                | Condo Fee: | \$ 370 |
| Basement:   | -                                                | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding                           | Zoning:    | CC-X   |
| Foundation: | -                                                | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home, Quartz Counters |            |        |

Inclusions: None

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 professional today to learn more about this remarkable opportunity.