

1408, 1010 6 Street SW  
Calgary, Alberta

MLS # A2210767



## \$409,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 663 sq.ft.                         | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Titled, Underground                |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Boiler   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 681 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete   | <b>Zoning:</b>    | CC-X   |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Quartz Counters, Recessed Lighting, Storage |                   |        |

**Inclusions:** None

Discover your dream home at the heart of Calgary! This stunning high-end apartment offers the perfect blend of space, style, and convenience. The generous 2-bedroom, 1-bathroom layout provides ample room to relax and entertain, while the premium finishes and state-of-the-art amenities elevate your living experience. Cook up a storm in the modern kitchen with gas stove, then unwind in the cool comfort of central air conditioning. Enjoy year-round comfort with air conditioning. Situated in the heart of downtown Calgary, you'll enjoy easy access to the city's best shopping, dining, and entertainment. The CORE Shopping Centre, trendy restaurants, and Prince's Island Park are all just steps away, while public transportation keeps the rest of the city within reach. Whether you're seeking a comfortable primary residence or a lucrative investment property, this exceptional apartment has it all. With titled parking, storage, and a welcoming Airbnb-friendly and Pet-friendly policy, it's the perfect fit for a wide range of lifestyles. Don't let this opportunity slip away &ndash; contact us today to schedule a tour and discover your dream home.