

**502, 1010 6 Street SW  
Calgary, Alberta**

**MLS # A2198775**



**\$519,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 815
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-X
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** NA

Welcome to 6th and Tenth, right in the Heart of Calgary's Beltline District! This stunning CORNER UNIT on the 5th floor comes FULLY FURNISHED and features the highest ceilings of any floor in the building. This modern/industrial unit has floor to ceiling windows throughout, framing the incredible panoramic southwest views of the city skyline. This chic unit features exposed concrete walls and ceilings and an open floor plan that is perfect for hosting guests. The well appointed kitchen has stainless steel appliances, contemporary white cabinetry and large centre island with quartz countertops. The kitchen overlooks the spacious living area surrounded by large SW facing windows and sliding doors leading to your own private 195sqft balcony. The master bedroom is spacious and inviting, with a large walk in closet and plenty of space for your king sized bed. The adjoining 4 piece ensuite bath provides a luxurious retreat after a hard day's work. The second bedroom is generous in size with private access out to the balcony. There is an additional 4 piece bathroom off the kitchen and a bonus flex space, perfect for your library, den or home office. This amazing complex features some of the best amenities in the city including a well equipped gym and a refreshing outdoor pool. This unit comes with a titled underground parking space and storage unit. 6th and Tenth is a Short Term Rental (AirBnB) Friendly building which is very popular with investors and a favourite destination for visitors to the city. This unit is currently professionally managed and offers an investor a simple Turn-Key option. Don't miss out on this great opportunity to own this spectacular unit right in the heart of downtown Calgary. Check out the virtual tour and then book your private showing today!