



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2702, 1010 6 Street SW
Calgary, Alberta

MLS # A2339431



\$535,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	831 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Oversized, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 831
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	CC-X
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Storage		

Inclusions: .

PANORAMIC CITY & MOUNTAIN VIEWS from this stunning South-West exposures residence corner unit on the 27th floor of 6th and Tenth in the heart of Calgary's Beltline. Offering 2 bedrooms, 2 bathrooms, and an impressive 175 sq. ft. balcony, this immaculate home combines modern sophistication with an urban lifestyle. Floor-to-ceiling windows showcase breathtaking skyline and mountain views while filling the open-concept living and dining areas with natural light. The contemporary kitchen features a large quartz island with breakfast bar, high-gloss cabinetry, stainless steel appliances, gas range, and subway tile backsplash. Exposed concrete ceilings and wide-plank engineered flooring add a distinctive modern-industrial feel throughout. The spacious primary retreat offers spectacular views, generous closet space, corner windows, and a spa-inspired ensuite with soaker tub and separate glass-enclosed shower. A second bedroom and full bathroom provide an ideal space for guests, while the versatile den/office is perfect for working from home. Enjoy seamless indoor-outdoor living from the expansive main balcony, complete with a gas hookup, or step out onto the private balcony off the primary bedroom. Additional highlights include central air conditioning, in-suite laundry, titled underground oversized standalone parking stall, and a secured titled storage locker. Residents of 6th and Tenth enjoy exceptional amenities including executive concierge service, fitness facilities, owners' lounge, outdoor heated pool and patio deck, bike storage, visitor parking, car wash bay, and beautifully designed outdoor spaces. Perfectly positioned within walking distance of Calgary's best restaurants, cafes, bars, shopping, parks, transit, and the downtown core. A rare opportunity to enjoy spectacular views, exceptional amenities, and effortless Beltline

living—all in one remarkable home. 6th and Tenth does not currently allow new STR applications and has a waitlist until a spot is available; this unit is already approved for short-term rental and currently generates substantial revenue. VIRTUAL TOUR & FLOOR PLANS AVAILABLE.