



**DJ Golden**  
**REAL ESTATE**

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**2606, 1010 6 Street SW**  
**Calgary, Alberta**

**MLS # A2258852**



**\$419,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	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>	\$ 730
<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, No Animal Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Experience elevated urban living in this stunning 2-bedroom, 2-bathroom corner unit perched on the 26th floor of the conveniently located 6th and Tenth building in Calgary's Beltline. With sweeping city and mountain views through expansive floor-to-ceiling windows, this condo is flooded with natural light and showcases a spacious open-concept layout with a sleek industrial aesthetic. The kitchen features quartz countertops, a gas range, and stainless-steel appliances, all seamlessly integrated into the open living and dining areas. A large private balcony offers the perfect space to unwind, entertain, or take in breathtaking sunsets above the city skyline. This unit includes in-suite laundry, central air conditioning, and one titled underground parking stall. Residents enjoy access to premium amenities such as a fitness centre, outdoor pool, concierge service, and stylish recreation spaces. For added convenience, each floor is equipped with a garbage chute - a rare feature in most condo buildings. Located in the heart of downtown Calgary, you're steps from top restaurants, shopping, entertainment, transit, and the Calgary Stampede grounds. The building is short-term rental friendly and currently occupied by reliable long-term tenants making this a rare turn-key opportunity for investors. Don't miss your chance to own this exceptional high-rise property in one of Calgary's most vibrant communities.