

1102, 1501 6th Street SW  
Calgary, Alberta

MLS # A2239323



**\$395,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 562 sq.ft.                         | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, In Floor, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 475 |
| <b>Basement:</b>   | None                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                         | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Quartz Counters                  |                   |        |

**Inclusions:** Portable AC unit

Welcome to The Smith where timeless charm meets modern elegance in one of downtown Calgary's most sought after addresses. This impeccably maintained one-bedroom plus den condo offers a seamless blend of style and practicality, perfectly suited for vibrant city living. Step into a spacious open concept layout designed for entertaining, featuring floor to ceiling windows that bring natural light into the space. The chef inspired kitchen is equipped with a gas range, stainless steel appliances, and sleek quartz countertops. Additional highlights include a generous den ideal for a home office, a walk-in closet, in-floor heating in the 4 piece bath, breathtaking city views, heated underground parking, and a dedicated storage locker. Located just steps from the energy of 17th Avenue, you'll enjoy easy access to cafés, restaurants, parks, and boutique shopping all right at your doorstep. Whether you're a professional, a couple, or someone seeking a dynamic lifestyle, this is urban living at its finest. Contact your favorite REALTOR to book your showing today!