

304, 1501 6 Street SW
Calgary, Alberta

MLS # A2174488



\$384,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	628 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Glass	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Offering exceptional value, this beautiful 1-bedroom, 1.5-bathroom condo offers the perfect blend of comfort and convenience for your urban lifestyle. The amenity-rich "Smith" building, situated in the vibrant neighbourhood of the Beltline, presents an excellent opportunity for first-time buyers or investors seeking a turnkey property. The spacious unit features an incredible open-concept layout, ideal for entertaining guests with ease. The sleek kitchen boasts ample space, including a large peninsula with seating for 4, quartz countertops, and a suite of premium stainless-steel appliances, including a built-in oven, microwave, gas cooktop, range hood, fridge, and dishwasher. The kitchen seamlessly connects to the living room and dining space, creating an effortless hosting experience. The hard-to-find dining area is perfect for dinner parties and can easily be converted into a den, making it an ideal space for a home office. The living room is bathed in natural light streaming through large floor-to-ceiling windows throughout the unit. The primary bedroom features a walk-in closet, a 4-piece bathroom with additional storage, and access to a private balcony. Off the main living room, the sunny balcony offers downtown views and a comfortable space for a BBQ or seating area. Completing the unit is a 2-piece bathroom for guest use and in-suite laundry. A secure underground titled parking stall and titled storage locker provide added convenience for your daily life. Being on the third floor allows quick access to the building"s amenities, the parking garage, and the ground level, so you don"t have to wait for elevators. This property is completely move-in ready and offers unparalleled access to the countless amenities of 17th Avenue, with easy access to the downtown core. Don"t miss your opportunity—book a showing today!