



**GRASSROOTS**  
REALTY GROUP

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407, 1501 6 Street SW  
Calgary, Alberta

MLS # A2214556



**\$399,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters		

Inclusions: None

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\* Welcome to THE SMITH&mdash;perfectly positioned just steps from vibrant 17TH AVENUE but tucked away from the noise and traffic. This MODERN 2 BED, 2 BATH condo offers a functional layout and STYLISH INTERIOR, ideal for professionals, small families, or downsizers looking for that inner-city lifestyle. You&rsquo;ll love the OPEN-CONCEPT DESIGN featuring a sleek kitchen with STAINLESS STEEL APPLIANCES, GAS COOKTOP, QUARTZ COUNTERS, and a spacious island for casual dining or entertaining. The living area is BRIGHT AND AIRY with FLOOR-TO-CEILING WINDOWS and durable LVP FLOORING. Step onto your PRIVATE BALCONY and enjoy the city breeze&mdash;perfect for morning coffee or evening hangs. The PRIMARY BEDROOM includes a LARGE CLOSET and 4PC ENSUITE with IN-FLOOR HEATING. The second bedroom is generously sized with floor-to-ceiling CORNER WINDOWS, offering great natural light and quick access to the second full bath with glass and tile shower. IN-SUITE LAUNDRY, HEATED UNDERGROUND PARKING and STORAGE LOCKER included. Smith is a modern high-rise condo, with CONCIERGE SERVICE, SOCIAL LOUNGE, and BIKE ROOM. Walk to restaurants, cafes, fitness, shopping, transit, and more. IMMEDIATE POSSESSION available&mdash;this one checks all the boxes! Book your private showing today!