

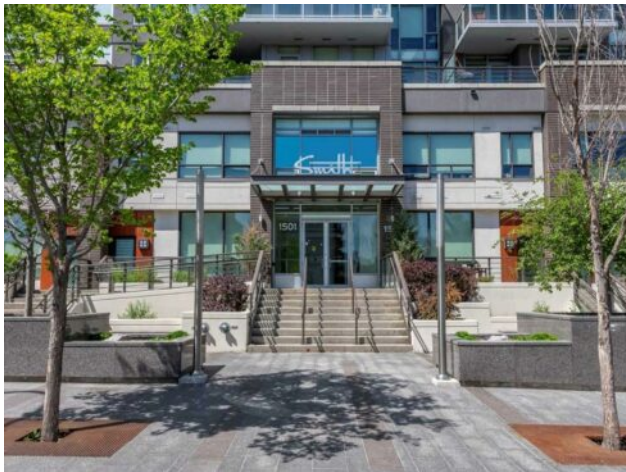


GRASSROOTS
REALTY GROUP

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706, 1501 6 Street SW
Calgary, Alberta

MLS # A2225339



\$299,999

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	457 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Stone Counters		

Inclusions: N/A

Are you looking for that centrally located chic downtown condo? How about with clean lines and a Scandinavian palette? Welcome home to The Smith, steps from the vibrant 17th Avenue Entertainment District. This 1 bedroom, 1 bathroom property offers warm laminate flooring throughout the main living area and compliments the modern kitchen. The kitchen with eat up island has quartz counters, and stainless-steel appliances including gas 5 burner cooktop and built in oven. The living room provides access to the balcony, featuring skyline views of the Calgary Tower, DT financial district and Beaulieu Gardens. This condo offers a distinct lifestyle, and the location could not be better. The Smith comes with onsite concierge and this home has insuite laundry, and a titled storage locker. Brunch at The Sweatered Hen? Lunch at Trolley 5? Dinner and drinks at Comery Block and Prickett Richard just outside your door? There are so many YYC staples steps from this home and you will have the summer of your life living here. Shop along 17th, head down to raft the Bow River, enjoy Lilac Fest. The options are endless. Call your trusted agent and get it before She Gon’