



GRASSROOTS
REALTY GROUP

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1605, 1501 6 Street SW
Calgary, Alberta

MLS # A2240849



\$429,900

| | | | |
|-----------|-------------------------------------|--------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 614 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 518 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Storage | | |

Inclusions: N/A

Welcome to The Smith - where sleek design meets unbeatable downtown living! This bright and stylish 1-bed, 1-bath condo features extra-tall ceilings, wide plank laminate floors, and panoramic city views that will leave you speechless. Only one other unit like this one has ever hit the market, making it a truly unique find. The open-concept floor plan is flooded with natural light and the expansive terrace spans the entire width of the unit (with access from both the living area and the primary bedroom) perfect for morning coffee or winding down under the city lights. The kitchen is a dream with white quartz countertops, modern cabinetry, stainless steel and panel-ready appliances including a gas cooktop, built-in oven, built-in microwave, dishwasher, and refrigerator. The primary bedroom includes a convenient jack-and-jill ensuite, and of course, there's in-suite laundry for added ease. This unit also includes a titled underground parking stall with a large attached private storage ROOM (not a locker) - a rare and valuable bonus! The building itself features: concierge service, a bike share program, secure bike storage, visitor parking, and an owner's lounge. All this located just steps from Calgary's best restaurants and cafés as well as beautiful green spaces like Central Memorial Park and Haultain Park, First Street Market, and the vibrant energy of 17th Avenue. If you've been waiting for something special in the Beltline, this is it. Pet policy: 2 pets max, 25kg weight restriction.