



GRASSROOTS
REALTY GROUP

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**1105, 1501 6 Street SW
Calgary, Alberta**

MLS # A2240860



\$474,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
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 effortless inner-city living at The Smith! This beautifully upgraded 2 bed, 2 bath condo offers an ideal layout for both daily living and entertaining, with gorgeous downtown views from nearly every room. Unlike most in the building, this unit features laminate flooring throughout – no carpet in sight – adding a modern and seamless feel to the space. The sleek, contemporary kitchen includes quartz countertops, flat-panel cabinetry, a gas cooktop, built-in oven, and stainless steel appliances, opening to a spacious living and dining area that's perfect for hosting or relaxing after a busy day. Enjoy your morning coffee on the balcony while watching the city wake up, and take advantage of all the extras The Smith has to offer: concierge service, bike share program, owner's lounge, secure bike storage, titled underground parking, and pet-friendly policies (2 pets max weighing no more than 25kg). With 17th Avenue just around the corner, you're steps from Calgary's top restaurants as well as parks, boutiques, and transit options. Urban convenience meets elevated design in this Beltline gem.