



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1102, 1501 6 Street SW
Calgary, Alberta

MLS # A2259048



\$365,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

PRICE IMPROVEMENTBright, modern, and move-in ready, this one-bedroom plus den condo offers the rare combination of stunning views and practical extras that set it apart from the crowd. Floor to ceiling windows showcase sweeping downtown skyline and mountain vistas while filling the open concept living space with natural light. The contemporary kitchen features quartz countertops, stainless steel appliances, and a gas cooktop with oven; ideal for both everyday cooking and entertaining. The versatile den is perfect for a home office or guest space, and the primary bedroom includes a walk-in closet. A 4 piece bathroom with in-floor heating and in-suite laundry add everyday comfort. Secure, titled underground parking and your own titled storage locker provide convenience and peace of mind. Just steps away from 17th Avenue, you'll enjoy endless dining, caf  s, parks, and boutique shopping right outside your door. Don't miss the chance to own a home that combines unbeatable views with must-have amenities. Contact your REALTOR   today to book a private showing!