

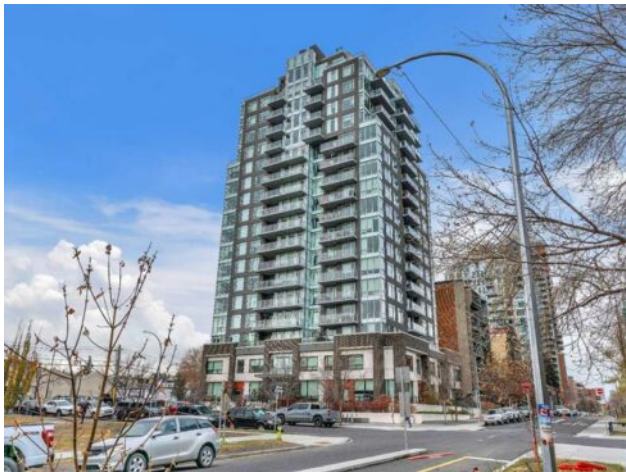


GRASSROOTS
REALTY GROUP

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1004, 1501 6 Street SW
Calgary, Alberta

MLS # A2268651



\$395,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	625 sq.ft.	Age:	2017 (8 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Smith, where modern design meets everyday comfort in the heart of downtown Calgary. This bright and inviting one-bedroom, one-and-a-half-bath condo offers a layout that truly stands out. Spanning the full 35-foot width of the unit, a wall of floor-to-ceiling windows fills the space with natural light and showcases incredible city views — from the skyline to the Saddledome and beyond. Step out onto the 25-foot-wide balcony, your own private outdoor retreat. With room for multiple seating areas, this space is perfect for relaxing, entertaining, or simply enjoying the sights of the city. Whether it's morning coffee or an evening glass of wine, this view never gets old. Inside, the kitchen is both stylish and functional, featuring stainless steel appliances including a five-burner gas range and built-in oven, quartz countertops, extended soft-close cabinetry, under-cabinet lighting, and an island with seating for four. The open layout flows easily into the dining and living areas, creating a warm and social space that feels just right for everyday living or hosting friends. A den just off the living room offers flexibility — use it as a dining nook, home office, or reading corner with a view. The bedroom also enjoys those full-height windows, so you can wake up to Calgary's skyline every morning. The four-piece ensuite features heated floors, a deep soaker tub, and modern finishes, while the walk-in closet provides plenty of storage. A guest powder room and in-suite laundry add extra convenience. This home also comes with a heated underground parking stall, private storage locker, and access to great building amenities including a concierge, bike-share program, and a residents' lounge. Located right in the 17th Avenue Entertainment District, you're steps away from groceries, fitness studios, coffee shops, restaurants, and nightlife

— everything you need is right outside your door. If you’re looking for a bright, well-designed home in a vibrant downtown location, this is one you don’t want to miss. Welcome to Smith — the perfect mix of comfort, convenience, and city living.