



GRASSROOTS
REALTY GROUP

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1402, 1501 6 Street SW
Calgary, Alberta

MLS # A2274006



\$234,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	428 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Step into pure sunshine living as this south-facing condo is all about good vibes and big skies, framed by open mountain views that hit you the moment you walk in. Your sun drenched patio stretches the full width of the unit and overlooks popular 17th Avenue + prestigious Mount Royal. Enjoy the open concept plan, wall to wall glass and wide-plank laminate floors. The kitchen serves up a dreamy colour palette with newly wrapped cabinets, quartz counters, stainless steel appliances, gas range, vertical tile and sit-up breakfast bar. Retreat to the cozy living area - the perfect perch to curl up, recharge and settle into your evening rhythm. The primary bedroom delivers a standout closet along with an additional spot for your entertainment hub. A stylish bathroom waits around the corner and yes, there's also in-suite laundry for ultimate convenience. At SMITH, lifestyle perks seal the deal: concierge service, an inviting owner's lounge and proximity to all of your favourite coffee shops, restaurants, pubs + boutiques in a matter of minutes. Affordable, attractive and absolutely worth a look this holiday season.