



908, 1501 6 Street SW  
Calgary, Alberta

MLS # A2287022



**\$295,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	483 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** none

Welcome to The Smith Building&mdash;where modern design meets unbeatable inner-city convenience. This exceptional one-bedroom condo is the perfect opportunity for a first-time buyer seeking stylish urban living or an investor looking for a turnkey rental in one of Calgary&rsquo;s most vibrant communities. Located in the heart of the Beltline, you&rsquo;re just steps from the energy of 17th Avenue, surrounded by hundreds of restaurants, caf&eacute;s, boutiques, and nightlife options. Everything you need is right outside your door, making this home as convenient as it is desirable. Inside, the bright and thoughtfully designed open-concept layout is enhanced by soaring 9-foot ceilings and sleek custom laminate flooring throughout. The contemporary kitchen is both functional and elegant, featuring pristine quartz countertops, high-end stainless steel appliances (a new dishwasher was recently installed), and ample space for cooking and entertaining. The living area flows seamlessly to an expansive southwest-facing balcony&mdash;perfect for soaking up Calgary&rsquo;s sunshine and enjoying warm evenings with city views. The spacious primary bedroom offers a serene retreat with amazing views, while the stylish 4-piece bathroom boasts heated tile floors for added comfort. With Low Condo fee&rsquo;s of only \$425.86 per month, TITLED Underground Heated Parking and a TITLED Storage locker as well as a Secure Bike Storage room and Party Room amenities this Condo makes the short list for a Newer build in the Beltline of exceptional Value. This condo offers both style and functionality in an unbeatable location. Don&rsquo;t miss your chance to own a beautifully finished home in one of Calgary&rsquo;s most dynamic neighbourhoods