



**405, 1501 6 Street SW  
Calgary, Alberta**

**MLS # A2288314**



**\$419,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** TV + Bracket

The Smith building is in THE BEST Beltline location. Unit 405 is a large 2 bed + 2 full bath CORNER UNIT at the front of the building, with titled parking and a rare/amazing titled storage locker. Designed for entertaining + comfortable living, the floor plan is anchored by a galley kitchen with custom cabinetry, quartz counters, gas cook-top + wall oven, microwave, plenty of storage, and breakfast bar. This over looks formal living/dining spaces which are flooded by natural light and enjoy access to the fabulous patio with park + downtown views + an inner city vibe. The primary bedroom has plenty of closet space w/ organizers, and an ensuite bath w/ HEATED FLOORS, soaker tub, rain head shower fixture, and high end plumbing. The second good sized bedroom has incredible views, a big closet, and direct access to a modern 3-piece bath. Don't miss the CONCIERGE, IN-SUITE LAUNDRY, bike storage, and easy walkability to restaurants, groceries, parks + downtown.