



1407, 1501 6 Street SW
Calgary, Alberta

MLS # A2300458



\$360,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Quartz Counters		

Inclusions: NA

Fantastic opportunity to own a beautiful NW condo in the Smith building, located in the bustling Beltline community. Whether you are looking for a rental property or a convenient downtown condo, this home is not to be missed! This one bedroom and one bathroom unit also comes with a large private titled storage unit and underground heated titled parking on P1. The open floor plan is filled with wide plank laminate floors. Your dining room, kitchen and living room is enhanced by the full windows, bringing in sunlight and views of downtown. The kitchen features stainless steel appliances with a gas cook top and upgraded heated tile. The primary bedroom is well sized with a 4 piece ensuite bathroom with a second door access for guests. The showstopper of this unit has to be the oversized terrace balcony, with entry from the living room and bedroom, offering both city and mountain views, perfect for enjoying a morning coffee or evening glass of wine. Separate in unit laundry and oversized entry coat closet complete this home. The Smith building offers the security of concierge service, bicycle share program for quick transportation and a fun owners lounge to socialize. With all of these incredible features, don't hesitate and book a showing with your realtor today!