



908, 1501 6 Street SW  
Calgary, Alberta

MLS # A2302837



**\$270,000**

<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

\*\*\* Price just reduced by 15,000! \*\*\* Welcome to The Smith Building—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’s most vibrant communities. Located in the heart of the Beltline, you’re just steps from the energy of 17th Avenue, surrounded by hundreds of restaurants, cafés, 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—perfect for soaking up Calgary’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’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’t miss your chance to own a beautifully finished home in one of Calgary’s most dynamic neighbourhoods