



806, 1501 6 Street SW
Calgary, Alberta

MLS # A2139852



\$309,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	459 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 383
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

An exceptional lifestyle awaits, at an incredible value! Welcome to The Smith, located in the heart of Calgary's dynamic Beltline district and just steps from iconic 17th Ave. Explore some of Calgary's most notable restaurants, trendy cafes, local boutiques, fitness studios, street festivals, art, culture, and buzzing nightlife—all just steps from your front door. This stylish 1-bedroom suite strikes the perfect balance of privacy and cosmopolitan living. Sunny floor-to-ceiling windows allow light to cascade through the open floor plan emphasizing the clean lines and modern design. The bright kitchen features sleek quartz countertops, stainless steel appliances including a gas cooktop, and a large kitchen island with enough room for stools. Enjoy time outside on the sunny balcony showcasing picturesque views of Downtown including the Calgary Tower. No overlooking neighbours allow for privacy amongst the skyline. The convenience of in-suite laundry including a new washer (2023), adds to the overall comfort of the space. Additional perks include low condo fees, a stylish 4-pce bathroom with in-floor heat, custom built-in closet organizers, titled underground parking and titled storage locker. Building amenities include concierge, resident's lounge, and bicycle storage. Beyond the vibrant urban offerings, there are several green spaces nearby - including Lougheed House with green space and gardens, Tomkins Park and Connaught Off Leash Dog Park. Just steps to downtown, public transit options, biking paths, commuting is seamless and stress-free. Pets allowed subject to Board approval. Don't miss this unique opportunity to embrace inner-city living at its finest - where luxury meets affordability in a prime location.