



507, 1501 6 Street SW  
Calgary, Alberta

MLS # A2153739



**\$419,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 600
<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, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

Location! Location! and Location! Just a few steps to the 17th Avenue, but far enough from the major roads and traffic. The Smith offers stylish interior and functional layout with spacious 2 bedrooms and 2 full bathrooms. Immediate possession is available for young professionals, growing families, or golden age. Sophisticated kitchen featuring stainless steel appliances, gas cooktop, and quartz countertop. Laminate floor throughout in huge living room surrounded by large windows to bring the natural lights. Off to the balcony to enjoy the breeze while reading books or having morning coffee or alfresco lunch! The primary bedroom has large closet and 4pc ensuite bathroom with in-floor heating. Another spacious bedroom has corner-view floor-to-ceiling windows. The main bath with tall glass shower booth and laundry set in the foyer complete this condo. Heated underground parking stall and storage locker for your seasonal gear! Plus bicycle room and an amenity room where you can hang out with your friends and families! Very secured building with a concierge desk! Close to cafes, restaurants, shops, schools, parks, public transit, and major roads! This is it! Call now to book your tour!