



**GRASSROOTS**  
REALTY GROUP

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**903, 1501 6 Street SW  
Calgary, Alberta**

**MLS # A2208955**



**\$559,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	995 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 794
<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>	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Option to purchase the unit fully furnished.		

Nestled in the vibrant heart of the Beltline, this stunning nearly 1000-square-foot, two-bedroom condo offers an unparalleled blend of urban convenience and serene living. Perfectly positioned just off 17th Avenue, you're steps away from an array of trendy cafes, restaurants, and boutique shops, while only a few blocks from the bustling downtown working district—yet tucked away on a peaceful, quiet street. Perched high up, this unit boasts an expansive almost 20-foot south-facing balcony, flooding the space with natural light through large, sun-soaked windows. Inside, high-end upgrades elevate the experience, featuring sleek quartz countertops, a premium appliance package with a gas cooktop, and a massive 10-foot island that seamlessly flows into the dining room. The spacious primary bedroom easily accommodates a king-sized bed, complete with a generous walk-in closet and a luxurious five-piece ensuite. The second bedroom is equally well-sized, complemented by an additional four-piece bathroom. Practicality meets sophistication with in-suite laundry, titled underground parking, and titled storage. All of this is housed within a prestigious building offering concierge service, making this condo the epitome of modern, upscale living in one of the city's most sought-after locations. Note - The unit can be sold fully furnished.