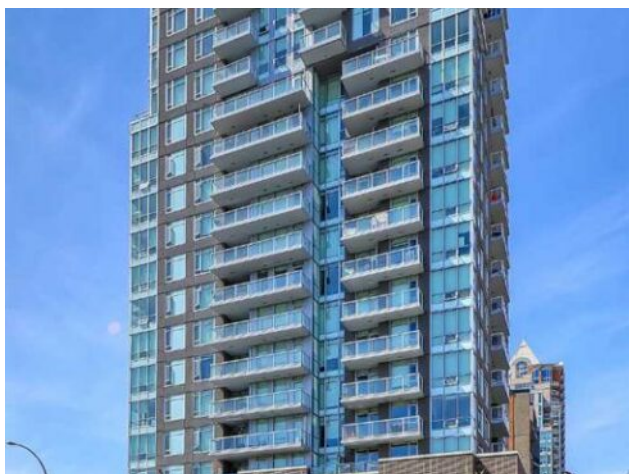


407, 1501 6 Street SW
Calgary, Alberta

MLS # A2214556



\$399,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	786 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, See Remarks	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters		

Inclusions: None

VISIT MULTIMEDIA LINK FOR FULL DETAILS & INCLUDING IMMERSIVE 360 VT & FLOORPLANS! Welcome to THE SMITH—perfectly positioned just steps from vibrant 17TH AVENUE but tucked away from the noise and traffic. This MODERN 2 BED, 2 BATH condo offers a functional layout and STYLISH INTERIOR, ideal for professionals, small families, or downsizers looking for that inner-city lifestyle. You’ll love the OPEN-CONCEPT DESIGN featuring a sleek kitchen with STAINLESS STEEL APPLIANCES, GAS COOKTOP, QUARTZ COUNTERS, and a spacious island for casual dining or entertaining. The living area is BRIGHT AND AIRY with FLOOR-TO-CEILING WINDOWS and durable LVP FLOORING. Step onto your PRIVATE BALCONY and enjoy the city breeze—perfect for morning coffee or evening hangs. The PRIMARY BEDROOM includes a LARGE CLOSET and 4PC ENSUITE with IN-FLOOR HEATING. The second bedroom is generously sized with floor-to-ceiling CORNER WINDOWS, offering great natural light and quick access to the second full bath with glass and tile shower. IN-SUITE LAUNDRY, HEATED UNDERGROUND PARKING and STORAGE LOCKER included. Smith is a modern high-rise condo, with CONCIERGE SERVICE, SOCIAL LOUNGE, and BIKE ROOM. Walk to restaurants, cafes, fitness, shopping, transit, and more. IMMEDIATE POSSESSION available—this one checks all the boxes! Book your private showing today!