

**1102, 1501 6th Street SW
Calgary, Alberta**

MLS # A2239323



\$395,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 475
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	Portable AC unit
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Welcome to The Smith where timeless charm meets modern elegance in one of downtown Calgary's most sought after addresses. This impeccably maintained one-bedroom plus den condo offers a seamless blend of style and practicality, perfectly suited for vibrant city living. Step into a spacious open concept layout designed for entertaining, featuring floor to ceiling windows that bring natural light into the space. The chef inspired kitchen is equipped with a gas range, stainless steel appliances, and sleek quartz countertops. Additional highlights include a generous den ideal for a home office, a walk-in closet, in-floor heating in the 4 piece bath, breathtaking city views, heated underground parking, and a dedicated storage locker. Located just steps from the energy of 17th Avenue, you'll enjoy easy access to cafés, restaurants, parks, and boutique shopping all right at your doorstep. Whether you're a professional, a couple, or someone seeking a dynamic lifestyle, this is urban living at its finest. Contact your favorite REALTOR to book your showing today!