

**407, 1501 6 Street SW**  
**Calgary, Alberta**

**MLS # A2214556**



## \$399,000

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

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

**Inclusions:** None

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & INCLUDING IMMERSIVE 360 VT & FLOORPLANS!\* Welcome to THE SMITH&mdash;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&rsquo;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&mdash;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&mdash;this one checks all the boxes! Book your private showing today!