



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #507, Calgary T2R0Z7

MLS®#: **A2141398** Area: **Beltline** Listing Date: **06/14/24** List Price: **\$419,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2016**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **801**
 Low Sqft:
 Ttl Sqft: **801**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Concrete**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Kitchen | Main | 9`11" x 8`3" | Dining Room | Main | 11`4" x 7`5" |
| Living Room | Main | 13`8" x 9`8" | Balcony | Main | 17`1" x 5`10" |
| Laundry | Main | 2`11" x 2`6" | Bedroom - Primary | Main | 13`4" x 10`8" |
| Bedroom | Main | 11`4" x 9`10" | 3pc Bathroom | Main | |
| 4pc Ensuite bath | Main | | | | |

Legal/Tax/Financial

Condo Fee:
\$600

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1612840**

Remarks

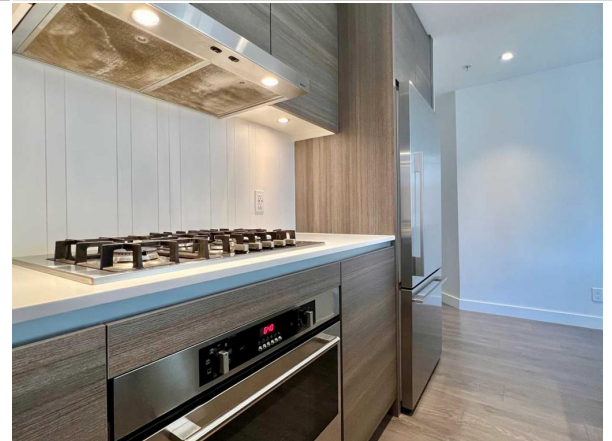
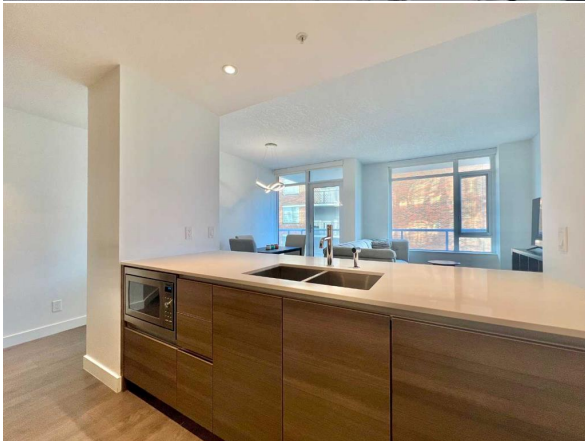
Pub Rmks: **Location! Location! and Location! Just a few steps to the 17th Avenue, but far enough from the major roads and traffic. The Smith offers stylish interior and functional layout with spacious 2 bedrooms and 2 full bathrooms. Immediate possession is available for young professionals, growing 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!**

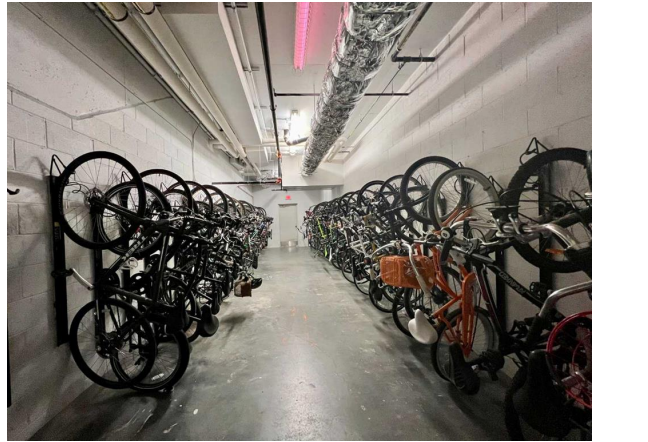
Inclusions: **N/A**
Property Listed By: **MaxWell Capital Realty**

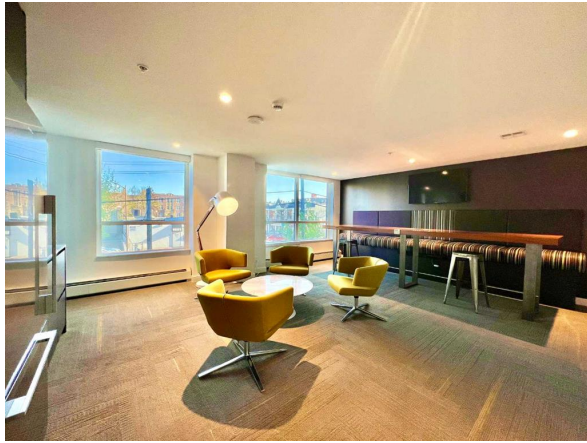
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1501 6 St SW, R507, 06.07.2024
RMS Area 801.20 sq./ft/ 74.43 m2

