



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #704, Calgary T2R0Z7

MLS®#: **A2159622** Area: **Beltline** Listing **08/22/24** List Price: **\$409,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 11-Sep** Association: **Fort McMurray**



General Information

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

DOM

27
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Finished Floor Area
 Abv Sqft: **638**
 Low Sqft:
 Ttl Sqft: **638**

Parking

Ttl Park: **1**
 Garage Sz:

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Concrete**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9' 9" x 10' 0"	Walk-In Closet	Main	5' 7" x 4' 6"
4pc Ensuite bath	Main	5' 0" x 7' 11"	Living Room	Main	13' 3" x 13' 9"
Kitchen	Main	8' 4" x 13' 4"	Den	Main	9' 11" x 7' 10"
2pc Bathroom	Main	4' 5" x 5' 8"	Laundry	Main	2' 7" x 2' 2"

Legal/Tax/Financial

Condo Fee: **\$525** Title: **Fee Simple** Zoning: **DC**

Legal Desc:

1612840

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Smith, where modern sophistication meets classic charm in one of the best locations in downtown Calgary. This meticulously maintained 1-bedroom plus den condo offers an ideal blend of style and functionality, perfect for urban living. The spacious open layout is great for hosting and features floor to ceiling windows which provides a ton of natural light. The chef inspired kitchen has a gas range, stainless steel appliances and quartz countertops. Other features include a large den, walk in closet, great downtown views, in-floor heating in the ensuite, heated underground parking, a storage locker, and a 2nd bathroom for guests, which is very rare for a 1 bedroom condo. Situated in a vibrant neighborhood, you're just steps away from 17th Ave which features trendy cafes, multiple dining options, parks, and lots of retail. This condo is perfect for professionals, couples, or anyone looking to enjoy the dynamic Calgary lifestyle. Don't miss your chance to own this exceptional property—schedule your viewing today!

Inclusions:

n/a

Property Listed By:

City Homes Realty

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







