



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #304, Calgary T2R 0Z7

MLS®#: **A2174488**

Area: **Beltline**

Listing Date: **10/21/24**

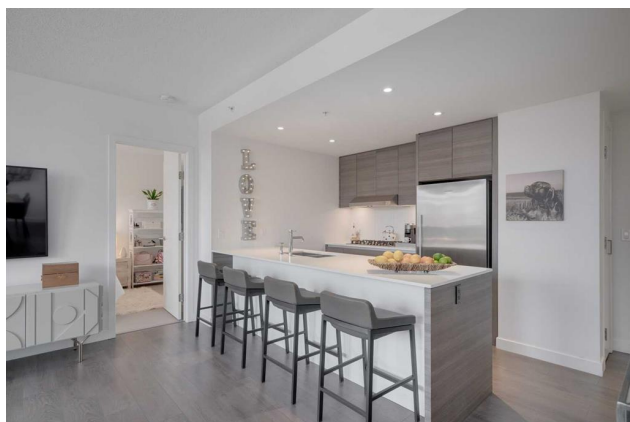
List Price: **\$384,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **627**
Low Sqft:
Ttl Sqft: **627**

DOM

43
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Glass**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 8`4"	Living Room	Main	13`9" x 13`4"
Foyer	Main	8`2" x 4`5"	Dining Room	Main	9`9" x 7`4"
Bedroom - Primary	Main	13`0" x 9`9"	4pc Ensuite bath	Main	8`0" x 5`0"
2pc Bathroom	Main	5`9" x 4`6"			

Legal/Tax/Financial

Condo Fee:
\$525

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1612840**

Remarks

Pub Rmks: **Offering exceptional value, this beautiful 1-bedroom, 1.5-bathroom condo offers the perfect blend of comfort and convenience for your urban lifestyle. The amenity-rich 'Smith' building, situated in the vibrant neighbourhood of the Beltline, presents an excellent opportunity for first-time buyers or investors seeking a turnkey property. The spacious unit features an incredible open-concept layout, ideal for entertaining guests with ease. The sleek kitchen boasts ample space, including a large peninsula with seating for 4, quartz countertops, and a suite of premium stainless-steel appliances, including a built-in oven, microwave, gas cooktop, range hood, fridge, and dishwasher. The kitchen seamlessly connects to the living room and dining space, creating an effortless hosting experience. The hard-to-find dining area is perfect for dinner parties and can easily be converted into a den, making it an ideal space for a home office. The living room is bathed in natural light streaming through large floor-to-ceiling windows throughout the unit. The primary bedroom features a walk-in closet, a 4-piece bathroom with additional storage, and access to a private balcony. Off the main living room, the sunny balcony offers downtown views and a comfortable space for a BBQ or seating area. Completing the unit is a 2-piece bathroom for guest use and in-suite laundry. A secure underground titled parking stall and titled storage locker provide added convenience for your daily life. Being on the third floor allows quick access to the building's amenities, the parking garage, and the ground level, so you don't have to wait for elevators. This property is completely move-in ready and offers unparalleled access to the countless amenities of 17th Avenue, with easy access to the downtown core. Don't miss your opportunity—book a showing today!**

Inclusions: **None**
Property Listed By: **Charles**

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



