



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1501 6 Street #1102, Calgary T2R 0Z7**

MLS® #: **A2175031**      Area: **Beltline**      Listing Date: **10/23/24**      List Price: **\$422,000**  
 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:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade, Underground**

Finished Floor Area

Abv Sqft: **561**  
 Low Sqft:  
 Ttl Sqft: **561**

DOM

**59**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Baseboard, In Floor, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Closet Organizers**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 7`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 16`3"</b>
<b>Office</b>	<b>Main</b>	<b>8`10" x 6`2"</b>			

Legal/Tax/Financial

Condo Fee: **\$475**      Title: **Fee Simple**      Zoning: **DC**

Legal Desc: **1612840**

Fee Freq:  
**Monthly**

Remarks

Pub Rmks: **For more information, please click on Brochure button below. Welcome to The Smith, where modern sophistication meets classic charm in one of the most coveted locations in downtown Calgary. This meticulously maintained one-bedroom plus den condo offers the perfect blend of style and functionality, ideal for urban living. The spacious open layout is perfect for entertaining, featuring floor-to-ceiling windows that flood the space with natural light. The chef-inspired kitchen boasts a gas range, stainless steel appliances, and quartz countertops. Other highlights include a large den, walk-in closet, stunning city views, in-floor heating in the ensuite, heated underground parking and a storage locker. Situated in a vibrant neighborhood, you're just steps away from 17th Avenue's trendy cafes, diverse dining options, parks, and retail shops. This condo is perfect for professionals, couples, or anyone seeking a dynamic Calgary lifestyle. Don't miss your chance to own this exceptional property.**

Inclusions: **none**  
Property Listed By: **Easy List Realty**

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







