



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #1308, Calgary T2R 0Z7

MLS®#: **A2178905** Area: **Beltline** Listing **11/15/24** List Price: **\$344,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 03-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Covered,Titled,Underground**

Finished Floor Area

Abv Sqft: **484**
 Low Sqft:
 Ttl Sqft: **484**

DOM

78
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Flat**
 Heating: **Forced Air,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Built-in Barbecue,Lighting**

Construction: **Concrete,Stucco**
 Flooring: **Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Garburator,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 11`2"	Bedroom	Main	8`7" x 11`2"
Kitchen	Main	6`10" x 11`4"	Living Room	Main	16`3" x 13`5"

Legal/Tax/Financial

Condo Fee: **\$426** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

1612840

Remarks

Pub Rmks:

Welcome to 1308, 1501-6 Street SW—an exceptional condo that combines modern living with unbeatable convenience. Situated in the heart of the Beltline, this home is just steps away from over 377 restaurants, bars, coffee shops, and shops along the vibrant 17th Avenue corridor. Inside, you'll find a bright, open floor plan with soaring 9-foot ceilings and sleek custom laminate flooring throughout. The chef-inspired kitchen features pristine quartz countertops and high-end stainless steel appliances, perfect for cooking and entertaining. The spacious primary bedroom offers a serene retreat with amazing views, while the stylish 4-piece bathroom boasts heated tile floors for added comfort. Step outside onto your expansive west-facing balcony, perfect for enjoying the sunny Calgary days and evenings. Additional features include a titled parking stall, titled storage, concierge service for deliveries, and access to a secure bike room. Whether you're a young professional or a couple searching for your first home, this condo offers both style and functionality in an unbeatable location. Don't miss the chance to experience urban living at its finest.

Inclusions:

N/A

Property Listed By:

RE/MAX First

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



