



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #408, Calgary T2R 0Z7

MLS® #: **A2180051** Area: **Beltline** Listing Date: **11/19/24** List Price: **\$319,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Underground

Finished Floor Area

Abv Sqft: **487**
 Low Sqft:
 Ttl Sqft: **487**

DOM

74

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Glass,Metal Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 13`8"	Kitchen With Eating Area	Main	10`4" x 8`4"
Laundry	Main	2`2" x 2`4"	Bedroom - Primary	Main	8`7" x 8`10"
4pc Bathroom	Main	4`11" x 11`1"	Balcony	Main	4`9" x 13`7"
Entrance	Main	3`6" x 5`4"			

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **1612840**

Remarks

Pub Rmks: **Welcome to The Smith - where modern luxury seamlessly blends with vibrant urban living in the heart of Calgary's sought-after Beltline district. We are thrilled to present a stunning 1-bedroom, 1-bathroom apartment, thoughtfully designed to complement your contemporary lifestyle. Step inside this elegant residence, where meticulous craftsmanship meets sophisticated design. The open-concept floor plan optimizes space and floods the apartment with natural light, offering a warm and inviting ambiance for relaxation or entertaining. The bedroom serves as a peaceful sanctuary, with large windows that frame breathtaking views of the city skyline. The bathroom exudes tranquility, featuring premium fixtures and finishes, including a sleek soaking tub perfect for unwinding after a long day. As a resident of The Smith, you'll enjoy an exceptional range of amenities tailored to elevate your daily living experience. Nestled in the dynamic Beltline neighborhood, this property places you steps away from the renowned energy of 17th Avenue, brimming with boutique shops, cozy cafes, and vibrant nightlife. The location offers unmatched convenience, with Western Canada High School, one of the top-ranked schools in the province, just a short walk away. Additionally, excellent public transit options and proximity to major roadways ensure effortless connectivity to all corners of the city. Don't miss this rare opportunity to call The Smith home and experience the pinnacle of urban living. Contact us today to schedule a viewing and secure your place in this prestigious address in Calgary's Beltline district.**

Inclusions:
Property Listed By: **N/A
TrustPro Realty**

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







