



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #804, Calgary T2R 0Z7

MLS®#: **A2182715**

Area: **Beltline**

Listing Date: **12/09/24**

List Price: **\$399,900**

Status: **Pending**

County: **Calgary**

Change: **None**

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:

Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: **624**
Low Sqft:
Ttl Sqft: **624**

DOM

12

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`6"	4pc Ensuite bath	Main	8`0" x 4`11"
Bedroom - Primary	Main	13`0" x 9`9"	Dining Room	Main	7`7" x 8`6"
Kitchen	Main	7`9" x 11`11"	Living Room	Main	14`6" x 14`7"

Legal/Tax/Financial

Condo Fee:
\$525

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc:

1612840

Remarks

Pub Rmks:

From the moment you walk in, you will be captivated by the breathtaking views right from your entryway! This one bedroom plus den hosts a unique configuration where the entire 35' width of the unit has floor to ceiling windows. This residence also features a stunning 25' wide balcony with panoramic views from north to south capturing the city skyline. This outdoor oasis is the crown jewel, with space for multiple sitting areas all with exemplary views of the Calgary Tower, Saddledome and the Entertainment District. This one bedroom plus den has show home worthy finishes, a very generous square footage and a rare and welcomed feature for a one bedroom - two bathrooms! The gourmet kitchen showcases a top-tier appliance package that includes a five-burner gas range, built in fulgor oven, microwave, high end dishwasher and a Fisher & Paykel refrigerator. The kitchen features extended soft close cabinetry, quartz countertops, under cabinet lighting and a remarkable island with sitting room for four. The kitchen seamlessly transitions into the dining and family room, creating an unforgettable space for friends and family to gather! The family room opens unto the den which is the perfect space for intimate dinners as a formal dining room with a stunning view or it can become an inspiring home office. The bedroom is adorned with those floors to ceiling windows so you can wake up and take in every sunrise every day. From here, you will love your private ensuite! This four-piece spa has heated floors, a floating vanity and a deep soaker tub. Your bedroom is completed by a lovely walk-in closet! This unit offers a guest bathroom, a powder room that is conveniently tucked away from the main living areas. This residence features a heated underground parking stall on the desirable P1 level and has a private storage locker as well as in-suite laundry. The Smith ensures a premium living experience with concierge service, a bike-share program, and a well-appointed party room available for residents and their guests. Located in the heart of the entertainment district, you can leave your vehicle at home and walk to the plethora of amenities of 17th avenue including Urban Fare Grocers, GoodLife Fitness, Restaurants, Shops, Parks, Cafes and of course the Saddledome. This one-bedroom residence is waiting for a connoisseur of fine living to call it home!

Inclusions:

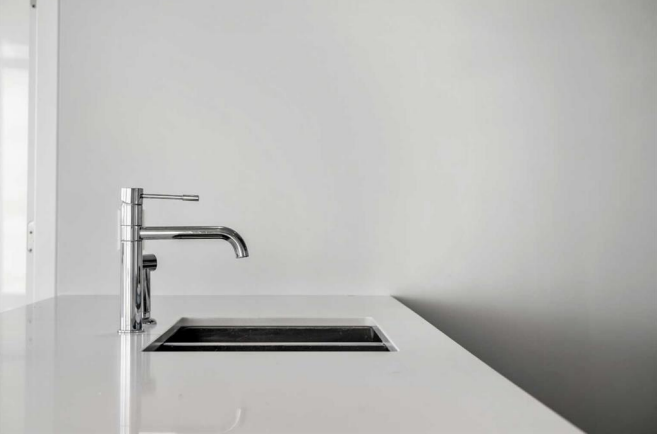
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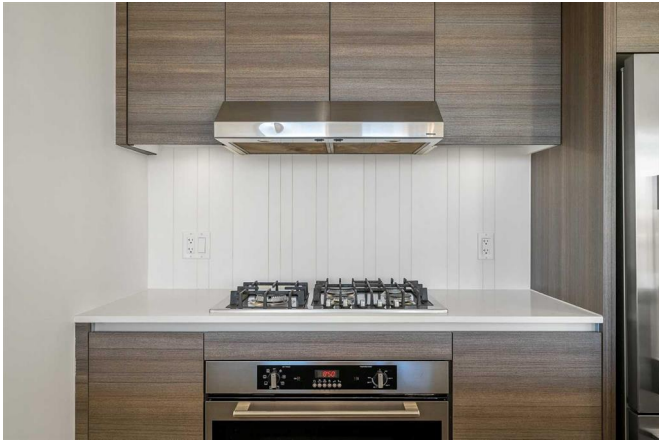
Property Listed By:

Real Estate Professionals Inc.

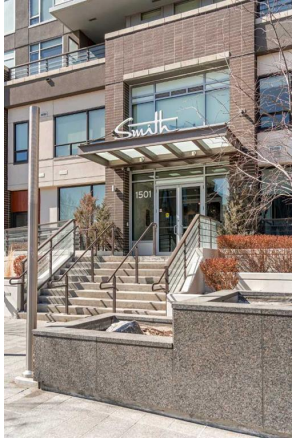
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











804-1501 6 St SW, Calgary, AB

Main Floor Interior Area 624.71 sq ft



PREPARED: 2004/12/05

While regions are excluded from total floor area in GMLDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.