



THE
A-TEAM

**RE/MAX
FIRST**

1501 6 Street #801, Calgary T2R 0Z7

MLS® #: **A2207599**

Area: **Beltline**

Listing Date: **04/02/25**

List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$99, 02-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **400**
Low Sqft:
Ttl Sqft: **400**

DOM

21

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Stall,Titled,Underground

Utilities and Features

Roof: **Flat**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Stove,Microwave,Range Hood,Refrigerator,Wall/Window Air Conditioner,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7' 5" x 4' 11"	Bedroom	Main	9' 9" x 10' 6"
Kitchen	Main	10' 5" x 8' 3"	Living Room	Main	10' 4" x 10' 4"

Legal/Tax/Financial

Condo Fee:
\$348

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc:

1612840

Remarks

Pub Rmks:

Step into an exceptional condo that blends modern style with unmatched convenience in the heart of the Beltline! Just steps from 377+ restaurants, bars, coffee shops, and boutiques along 17th Ave, this home puts the best of city living at your doorstep. Inside, 9-ft ceilings and sleek laminate flooring set the stage for an airy, open floor plan. The chef-inspired kitchen boasts pristine quartz countertops, high-end stainless steel appliances, and a brand-new dishwasher—perfect for hosting or indulging in your culinary creations. The spacious primary bedroom is a peaceful retreat with stunning city views, while a wall unit A/C keeps you cool on warm summer days. Additional perks? Titled parking & storage, Heated bathroom floors, concierge service for deliveries, and a secure bike room. Whether you're a young professional or looking for your first home, this is urban living at its finest. Don't miss out—book your showing today!

Inclusions:

N/A

Property Listed By:

RE/MAX iRealty Innovations

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







