



GRASSROOTS
REALTY GROUP

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902, 1501 6 Street SW
Calgary, Alberta

MLS # A2308901



\$319,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	564 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 476
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: All - window coverings

Air-Conditioned | South-Facing | Just 1 Block to 17th Ave SW. Experience elevated urban living in this stunning southwest corner unit in the stylish SMITH building, showcasing outstanding views and an unbeatable inner-city location. Just steps from the vibrant boutiques, caf  s, and restaurants along 17th Avenue, as well as a top-ranked high school, this home perfectly blends luxury and convenience. Featuring 9-foot ceilings and AIR-CONDITIONING, the thoughtfully designed layout offers a spacious primary bedroom, a versatile den, and a beautifully appointed 4-piece bathroom. The bright and contemporary living space flows seamlessly into the designer kitchen, complete with polished quartz countertops, a 5-burner gas stove, and an oversized breakfast bar — ideal for both everyday living and entertaining. The den, framed by floor-to-ceiling windows, creates the perfect home office or creative retreat. The spa-inspired bathroom features in-floor heating, a floating vanity, and a large mirror. Additional highlights include in-suite laundry, a huge south-facing balcony, TITLED underground heated parking, and a TITLED storage cage. Residents of the prestigious SMITH building also enjoy concierge service, an amenity lounge, bike storage, and visitor parking. Don’t miss this opportunity!