



GRASSROOTS

REALTY GROUP

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1603, 1501 6 Street SW
Calgary, Alberta

MLS # A2324005



\$429,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

With both CITY and MOUNTAIN VIEWS from the 16th floor, this bright and spacious one-bedroom + DEN residence combines natural light, functional living space, and an unbeatable Beltline location! Situated in The Smith, one of Calgary's most sought-after condominium buildings, this exceptional corner unit includes a TITLED PARKING stall and TITLED STORAGE locker, as well as TWO PRIVATE BALCONIES. Located just steps from 17th Avenue, one of Calgary's most vibrant and walkable destinations, you'll enjoy some of the city's favourite restaurants and cafes, boutique shopping, and, of course, countless patios to take full advantage of Calgary's vibrant summer months. The home is also moments from Beaulieu Gardens and the historic Lougheed House, offering a beautiful green space to enjoy your morning walk with your four-legged companion, or an evening stroll to unwind from the day. As you enter, floor-to-ceiling windows immediately draw your attention to the incredible views while filling the home with natural light throughout the day. The corner-unit layout creates a bright, open feel, while the versatile den offers valuable flexibility — whether used as a home office, yoga area, reading nook, or space for overnight guests, it serves as a functional extension of the living space while adapting effortlessly to your lifestyle. The stylish, open-concept kitchen features quartz countertops, a gas cooktop, a Fisher Paykel refrigerator, and a built-in dishwasher — all contributing to the home's clean contemporary aesthetic. Heated bathroom floors add an extra touch of comfort and luxury. One of the home's standout features is its two private outdoor spaces. Enjoy your morning coffee from the balcony off the primary bedroom overlooking the city, while the expansive balcony off the living area

offers Rocky Mountain views, beautiful treetops, and stunning sunsets to the west. Complete with concierge service, secure underground parking, and all the benefits of life at The Smith, this is an exceptional opportunity to own a turnkey home in one of Calgary's most desirable inner-city communities.