



GRASSROOTS
REALTY GROUP

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904, 1501 6 Street SW
Calgary, Alberta

MLS # A2330223



\$379,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	633 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the ever-popular Smith building, nestled in the heart of one of Calgary's most vibrant districts. This 1-bedroom, 1.5-bathroom condo offers an unparalleled inner-city lifestyle, perfectly tailored for young professionals, investors, or anyone seeking a stylish lock-and-leave residence. As you step inside, you are immediately greeted by an abundance of natural light pouring through the floor-to-ceiling windows that span the entire home. The heart of the property is a central open-concept living area designed for both effortless entertaining and quiet relaxation. The kitchen boasts quartz countertops, an integrated gas cooktop, stainless steel appliances, and ample cabinetry. The primary bedroom has its own 4-piece ensuite equipped with a deep tub-shower combo and a low-flow toilet, and guests will appreciate the separate powder room, which is a rare and highly coveted feature in 1-bedroom layouts. Additional interior perks include convenient in-suite laundry and a spacious balcony that serves as your personal front-row seat to sweeping, panoramic city views. Forget the winter chill with your own secure, titled underground parking stall, and keep your living space completely clutter-free using the separate titled storage unit. Location is everything, and this building delivers the ultimate 17th Avenue SW lifestyle. Step outside your doors and you are within easy walking distance to Calgary's best culinary and nightlife destinations, including the legendary Comery Block Barbecue. From boutique shopping and fitness studios to cafes and grocery stores, absolutely everything you need is just blocks away. Don't miss your chance to own a premium piece of Calgary's premier design district.