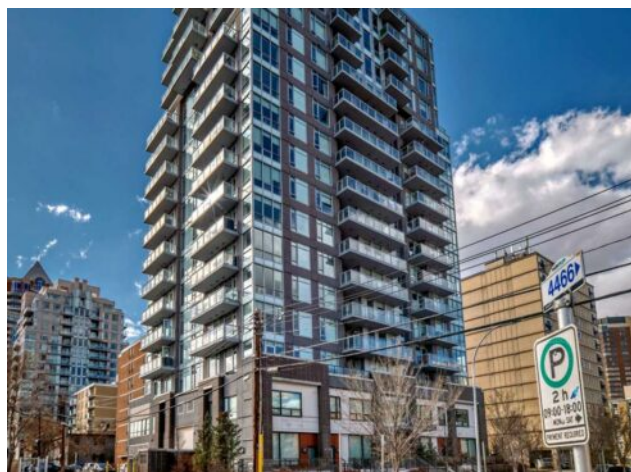


905, 1501 6 Street SW  
Calgary, Alberta

MLS # A2213161



## \$489,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 827 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Parkade, Underground               |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard                       | Water:     | -      |
| Floors:     | Carpet, Vinyl                   | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 681 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Concrete                        | Zoning:    | DC     |
| Foundation: | -                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home |            |        |

Inclusions: n/a

Welcome to The Smith, a sleek and stylish apartment complex ideally located in the heart of Calgary's vibrant Red Mile, right in the sought-after Beltline district. This beautiful 2-bedroom condo is just steps away from Western Canada high school, trendy cafes, top-notch restaurants, and chic boutique shops, while still only a few blocks from the energetic downtown core. Yet, it's tucked away on a quiet, peaceful street, offering the best of both worlds. Inside, you'll find an open-concept layout featuring a chef-inspired kitchen with a large central island, perfect for both cooking and entertaining. Expansive windows throughout offer breathtaking city and downtown views, and you'll even get to enjoy a front-row seat to spectacular fireworks displays, all from the comfort of your own home. The thoughtful design includes two generously-sized bedrooms, with the master suite boasting a 4-piece ensuite. For added convenience, this unit includes two titled underground parking stalls and a titled storage room with 9-foot ceilings—plenty of room for all your storage needs. Living in this prestigious building, you'll also enjoy concierge service, making it the ultimate blend of luxury and convenience. This condo offers modern, upscale living in one of the city's most desirable neighborhoods.