

1508, 1501 6 Street SW  
Calgary, Alberta

MLS # A2174581



**\$392,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	495 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** FURNITURE NEGOTIABLE

Opulent and elegant, this lavish condo promises to leave a lasting impression! From the moment you walk in, you will be captivated by the unparalleled vistas right from your entryway. The floor to ceiling windows of this fifteenth floor residence is inspiring, as the higher floors of this boutique building have additional ceiling height. This residence faces west, so you can enjoy a glass of wine and watch the sun set into the mountains. From the living room you can also capture north views of the downtown skyline as well as south views overlooking the entertainment district and lower mount royal, a once in a lifetime landscape. This first-class building highlights quality and is developed by the highly regarded Grosvenor. This floorplan places an emphasis on having an extravagant entertaining area with one of the largest kitchens designed in the building, complimented by an expansive family room. From here you can access your gorgeous and private patio, the perfect place to unwind. The gourmet kitchen exudes luxury, showcasing a top-tier appliance package that includes a five-burner gas range, built in fulgor oven with range hood, microwave, custom panelled dishwasher and a Fisher & Paykel Refrigerator. The kitchen features extended soft close cabinetry, quartz countertops, refined tile details, under cabinet lighting, an undermounted sink and a remarkable island with sitting room for five. The kitchen seamlessly transitions into the dining and family room, creating an unforgettable space to gather. The cozy bedroom is adorned with floor to ceiling windows, so you can revel in the views from bed. You will love your luxurious four-piece spa which has heated floors, a floating vanity, a low-flow lavatory, a deep soaker tub elevated with tile and in-suite laundry. This unit's furniture is negotiable, and this residence features a heated underground parking stall with a

private storage locker. The Smith Building ensures a premium living experience with concierge service, a bike-share program, and a well-appointed party room available for residents and their guests. Located in the heart of the entertainment district, leave your car at home and walk to the plethora of amenities of 17th avenue including urban fare grocers, goodlife fitness, restaurants, shops and the Saddledome. This one-bedroom residence is waiting for a connoisseur of fine living to call it home!