

1102, 1501 6 Street SW  
Calgary, Alberta

MLS # A2259048



# \$374,900

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 562 sq.ft.                         | Age:   | 2016 (9 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Parkade                            |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                  |            |        |
|-------------|----------------------------------|------------|--------|
| Heating:    | Baseboard, In Floor, Natural Gas | Water:     | -      |
| Floors:     | Carpet, Vinyl                    | Sewer:     | -      |
| Roof:       | -                                | Condo Fee: | \$ 475 |
| Basement:   | -                                | LLD:       | -      |
| Exterior:   | Concrete                         | Zoning:    | DC     |
| Foundation: | -                                | Utilities: | -      |
| Features:   | Quartz Counters                  |            |        |

**Inclusions:** Dishwasher, Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Bright, modern, and move-in ready, this one-bedroom plus den condo offers the rare combination of stunning views and practical extras that set it apart from the crowd. Floor to ceiling windows showcase sweeping downtown skyline and mountain vistas while filling the open concept living space with natural light. The contemporary kitchen features quartz countertops, stainless steel appliances, and a gas range; ideal for both everyday cooking and entertaining. The versatile den is perfect for a home office or guest space, and the primary bedroom includes a walk-in closet. A 4 piece bathroom with in-floor heating and in-suite laundry add everyday comfort. Secure, titled underground parking and your own titled storage locker provide convenience and peace of mind. Just steps away from 17th Avenue, you'll enjoy endless dining, caf  s, parks, and boutique shopping right outside your door. Don't miss the chance to own a home that combines unbeatable views with must-have amenities. Contact your REALTOR   today to book a private showing!