

1308, 1501 6 Street SW  
Calgary, Alberta

MLS # A2199315



\$309,900



|                    |                                                                |               |                   |        |
|--------------------|----------------------------------------------------------------|---------------|-------------------|--------|
| <b>Division:</b>   | Beltline                                                       |               |                   |        |
| <b>Type:</b>       | Residential/High Rise (5+ stories)                             |               |                   |        |
| <b>Style:</b>      | Apartment-Single Level Unit                                    |               |                   |        |
| <b>Size:</b>       | 484 sq.ft.                                                     | <b>Age:</b>   | 2017 (8 yrs old)  |        |
| <b>Beds:</b>       | 1                                                              | <b>Baths:</b> | 1                 |        |
| <b>Garage:</b>     | Covered, Titled, Underground                                   |               |                   |        |
| <b>Lot Size:</b>   | -                                                              |               |                   |        |
| <b>Lot Feat:</b>   | -                                                              |               |                   |        |
|                    |                                                                |               |                   |        |
| <b>Heating:</b>    | Forced Air, Hot Water, Natural Gas                             |               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                 |               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat                                                           |               | <b>Condo Fee:</b> | \$ 426 |
| <b>Basement:</b>   | -                                                              |               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco                                               |               | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                              |               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan |               |                   |        |
|                    |                                                                |               |                   |        |
| <b>Inclusions:</b> | N/A                                                            |               |                   |        |

Welcome to 1308, 1501-6 Street SW—an exceptional condo that combines modern living with unbeatable convenience. Situated in the heart of the Beltline, this home is just steps away from over 377 restaurants, bars, coffee shops, and shops along the vibrant 17th Avenue corridor. Inside, you'll find a bright, open floor plan with soaring 9-foot ceilings and sleek custom laminate flooring throughout. The chef-inspired kitchen features pristine quartz countertops and high-end stainless steel appliances, perfect for cooking and entertaining. The spacious primary bedroom offers a serene retreat with amazing views, while the stylish 4-piece bathroom boasts heated tile floors for added comfort. Step outside onto your expansive west-facing balcony, perfect for enjoying the sunny Calgary days and evenings. Additional features include a titled parking stall, titled storage, concierge service for deliveries, and access to a secure bike room. Whether you're a young professional or a couple searching for your first home, this condo offers both style and functionality in an unbeatable location. Don't miss the chance to experience urban living at its finest.