



GRASSROOTS
REALTY GROUP

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4413, 14645 6 Street SW
Calgary, Alberta

MLS # A2245510



\$399,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d106
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Bright and spacious, this beautifully upgraded condo features quartz countertops, laminate flooring, and modern cabinetry. The unit includes a new washer, dryer, and fridge for added convenience. The primary suite boasts an ensuite with double sinks, a stand-up shower, and a large soaker tub—perfect for relaxation. Enjoy cozy evenings by the gas fireplace, and take advantage of two titled parking stalls. This building offers fantastic amenities, including: Fitness gym (x 2) Car wash bay with vacuum Party room (x 2) & guest suites (x 2) Woodworking shop & bike storage Wine room Underground visitor parking - heated (x 20) Prime location—steps to Fish Creek Park, walking trails, and close to the C-Train for easy commuting. Don't miss this move-in-ready gem!