



**GRASSROOTS**  
REALTY GROUP

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**5304, 14645 6 Street SW  
Calgary, Alberta**

**MLS # A2250019**



**\$299,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d106
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	N/A		

Come live at the top of the hill in Shawnee Slopes! In a quiet cul-de-sac, this 878sqft 2 bedroom 1.5 bathroom has 9ft ceilings throughout! The spacious laundry room has loads of space for extra storage on top of the separate storage locker underground! Large master suite with walk through closet into a 4 piece ensuite. The kitchen overlooks the dining and living room complete with a gas fireplace. New dishwasher in 2020. This unit has 2 titled parking stalls in the heated underground parkade. Many amenities including underground visitor parking, games room, guest suite, fitness room, car wash & vacuum, and bicycle storage. Very well-maintained building inside and out! Don't miss out on this fantastic condo in a great location close to Fish Creek Park, C-train, schools, shopping, and recreation!