



GRASSROOTS
REALTY GROUP

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4413, 14645 6 Street SW
Calgary, Alberta

MLS # A2261660



\$349,900

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

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 563

LLD: -

Zoning: M-C2 d106

Utilities: -

Inclusions: N/A

Price reduced! Ready for immediate possession. TWO TITLE UNDERGROUND PARKING STALLS, Top Floor, 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 Underground visitor parking - heated (x 20) Prime location—GREAT VIEWS, steps to Fish Creek Park, walking trails, and close to the C-Train for easy commuting. Don't miss this move-in-ready gem!