

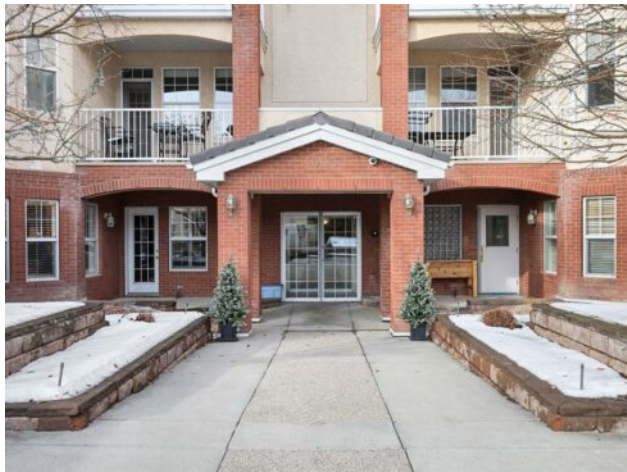


**GRASSROOTS**  
REALTY GROUP

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**4108, 14645 6 Street SW**  
**Calgary, Alberta**

**MLS # A2274510**



**\$385,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,188 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Hot Water, Natural Gas

**Floors:** Vinyl, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 710

**LLD:** -

**Zoning:** M-C2 d106

**Utilities:** -

**Inclusions:** Natural Gas Bar B Q

An exceptional opportunity to live in this bright and spacious 1188 Sq Ft outside corner unit, which features a large 20Ft x 8Ft covered patio with a natural gas Bar-B-Q included. This amazing condo features 2 bedrooms, 2 full bathrooms, a convenient den/hobby room, and caps it off with a laundry room as well! A Heated underground parking stall, storage unit, and heated visitor parking makes everyone happy! This unit welcomes you in with warm rich looking Vinyl Plank upgraded flooring. A spacious living room offers lots of windows and the comfort of a gas fireplace to keep you warm and cozy on those winter nights. Enjoy a light oak kitchen with ample cabinets, a sit up eating bar and a wonderful large pantry. With a nice size foyer, High Ceilings and in suite laundry, you have all you need in this condo. You have access to your deck from the bedrooms or the living room! Beacon Hill is a vibrant community with regular social activities including the amenity and games rooms, exercise rooms, carpentry shop and 2 guest suites. Don't miss a Car wash too! The location is well connected to nature, pathways, LRT station, and major routes to Shopping, restaurants and many professional services. A wonderful place to call home!