



**5410, 14645 6 Street SW
Calgary, Alberta**

MLS # A2279883



\$354,900

Division: Shawnee Slopes

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 1,032 sq.ft. **Age:** 2000 (26 yrs old)

Beds: 2 **Baths:** 2

Garage: Heated Garage, Parkade, Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 567

LLD: -

Zoning: M-C2 d106

Utilities: -

Heating: Hot Water, Natural Gas
Floors: Carpet, Linoleum
Roof: Asphalt Shingle
Basement: -
Exterior: Brick, Stucco, Wood Frame
Foundation: Poured Concrete
Features: No Animal Home, No Smoking Home

Inclusions: n/a

A RARE offering in the sought after complex of Beacon Hill, located in beautiful Shawnee Slopes. This is your opportunity to own a large 2 bedroom 2 bathroom apartment condo on the TOP FLOOR. ***TWO TITLED UNDERGROUND PARKING STALLS*** The unit offers great SouthEastern views from the balcony, which includes a gas BBQ outlet. The complex is very well managed and offers 2 gyms, 2 guest suites, a woodworking shop, a car wash bay with vacuum and secure underground parking for both owners and visitors. The location is excellent, with a short walk to Fish Creek Park and the LRT station, and easy access to Shawnessy Plaza with a wide variety of stores and services. The home features a spacious living room with a GAS FIREPLACE, a kitchen with plenty of cupboards, a kitchen island, and NEWER STAINLESS STEEL APPLIANCES. The primary bedroom includes a large 5PC ensuite and a walk-in closet, along with a second bedroom and an additional 4PC bathroom. Large laundry room(newer washer/dryer). The unit has just been FRESHLY PAINTED. Laminate flooring runs throughout, offering DUST FREE LIVING. Both bathrooms feature brand new LVP vinyl plank flooring. Large EAST facing windows bring in plenty of natural light and allow you to enjoy the sunrise. NOTE: there is an assigned storage locker for your convenience as well! If you are looking for a GREAT PLACE TO CALL HOME, book your private viewing NOW. This is a great opportunity and won't last long.