



**5311, 14645 6 Street SW
Calgary, Alberta**

MLS # A2139881



\$417,500

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|------------------|--|---------------|-------------------|
| Division: | Shawnee Slopes | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 940 sq.ft. | Age: | 1999 (25 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Additional Parking, Garage Door Opener, Guest, Heated Garage, On Street, S | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|-------------------------|-------------------|-----------|
| Heating: | Baseboard, Fireplace(s) | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 521 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | M-C2 d106 |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Storage, Vinyl Windows

Inclusions: Balcony privacy screen, Primary Bedroom Drapery

Welcome to your new lifestyle! This stunningly renovated one-of-a-kind home exudes modern elegance and sophistication, with no design detail left untouched. Every corner of this residence has been meticulously considered and crafted to perfection. Sleek finishes and countless upgrades create a harmonious blend of beauty, comfort and refinement. 1 BEDROOM + DEN, 1.5 BATHS and 2 TITLED UNDERGROUND HEATED PARKING stalls! The open concept floorplan is consistent with new Luxury Vinyl Plank throughout. Custom millwork ceiling height cabinetry, herringbone backsplash, SS appliances, quartz countertops, built-in water filtration system, undercabinet lighting and island/breakfast bar with an abundance of storage is all part of your gorgeous new kitchen. Just under 1000sqft of livingspace, the ability to have a separate dining area from the livingroom makes this layout highly functional. Cozy up near the gas fireplace, open the large windows for natural lighting or venture outside onto the balcony (phantom screen door + natural gas bbq hookup) for additional entertaining space. The Master suite contains double custom closets and a full ensuite bathroom with curbless glass shower. Let your guests enjoy the additional 1/2 bath off the entrance with motion sensor lighting. The versatile Den can serve perfectly as a home office, 2nd bedroom, or quiet hobby space adapting easily to suit your needs. State-of-the-art technology is seamlessly integrated throughout this home from USB charging terminals, Leviton Smart Lights controlled thru your phone App or Google/Apple/Alexa, recessed ceiling lights, dimmers, soft close hardware and motion sensor lights providing both convenience and style. IN-SUITE LAUNDRY, IN-SUITE STORAGE (plus additional storage cage), LINEN closet, COAT closet, walk-in PANTRY are all tucked

effortlessly away to maximize functionality. This exceptionally well-managed building features many exclusive amenities for all residents to enjoy: 26 UNDERGROUND VISITOR PARKING STALLS, CARWASH bay, BIKE storage, SECURE STORAGE cages, FITNESS Centre, GUEST SUITES, WORKSHOP and ENTERTAINMENT Room. With its prime walking location to Shops, Restaurants, Public Transit, Fish Creek Park, Montessori Schools, F45 Gym, Rootbar Salon - this property offers the perfect blend of convenience and luxury living at its finest.