



**5413, 14645 6 Street SW
Calgary, Alberta**

MLS # A2155193



\$390,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,004 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2 d106
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: none

Exceptional Value in Beacon Hill: 2 Bedroom, 2 Bathroom Condo with Premium Amenities Discover this top-floor gem in the sought-after Shawnee Slopes community, offering an unbeatable combination of comfort, style, and convenience. This meticulously maintained 2-bedroom, 2-bathroom condo comes with two dedicated parking stalls, a separate storage locker and boasts stunning courtyard and mountain views. The west-facing exposure ensures sunlit, inviting living spaces throughout. The kitchen has been thoughtfully upgraded with new cabinet doors, modern appliances, a stylish tile backsplash, new lighting and sleek quartz countertops—perfect for both everyday cooking and entertaining. The spacious primary suite features a generous walk-in closet and an elegant ensuite, complete with a dual-sink vanity, walk-in shower, and luxurious soaker tub. Step into a space that exudes modern elegance, with new vinyl plank flooring, soaring 9-foot ceilings, and the added warmth of a gas fireplace. Both bathrooms have been fully updated with new toilets, quartz counters, faucets, and sinks, ensuring a fresh and contemporary feel. A well-appointed laundry room with additional storage enhances the practicality of this home. Beacon Hill offers an array of exceptional amenities, including easy walking access to the LRT and Fish Creek Park, a fully equipped fitness facility, car wash, and two residents’ lounges with full cooking facilities. Enjoy leisure time in the billiards/game room or make use of the workshop. Guest suites are available for visiting friends and family, and heated visitor parking ensures comfort for all. This well-maintained, high-quality building promises a lifestyle of ease and luxury.