



**5412, 14645 6 Street SW
Calgary, Alberta**

MLS # A2171612



\$347,500

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	876 sq.ft.	Age:	1999 (25 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Guest, Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 500
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: remaining furniture can be negotiated to be included with sale

This stunning TOP-FLOOR condo is in the coveted Beacon Hill complex, steps from Fish Creek Park in Shawnee Slopes. Combining incredible space with unparalleled convenience, this roomy 876-square-foot unit features an open floor plan flooded with natural light. Key Features: **OPEN FLOOR PLAN:** The spacious layout seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining or enjoying everyday life. **SUNNY EAST FACING BALCONY:** Step outside to your private balcony, where you can soak in the morning sun and enjoy breathtaking views that stretch from downtown Calgary to the majestic mountains. It's the perfect spot for your morning coffee or evening relaxation. **TWO (!!) TITLED PARKING STALLS:** Bid farewell to parking hassles! This unit boasts not one but two titled parking stalls in the heated garage, a rare feature in a condo that significantly enhances its value. **KING-SIZED PRIMARY SUITE:** Your oasis awaits with a generously sized primary suite, which features a large walkthrough closet and direct access to the 4-piece main bath. This private retreat is perfect for unwinding after a long day. **FLEXIBLE SECOND BEDROOM/OFFICE:** Need an extra room? The flex room can easily serve as a guest/family bedroom or a home office, providing the versatility you need for your lifestyle. **CONVENIENT POWDER ROOM:** A well-placed powder room off the main living area adds to the convenience of this condo, making hosting guests a breeze. **AMPLE STORAGE:** A massive laundry room offers extra storage space, complemented by your storage locker downstairs, ensuring plenty of room for all your belongings. **LOCATION, LOCATION, LOCATION!:** Situated close to the C-Train and the vibrant amenities of Shawnee Park, you'll enjoy easy access to shopping, dining, and outdoor recreation. Whether commuting downtown

or exploring nearby Fish Creek Park, everything you need is at your doorstep. 2 blocks to LRT & bus stop, 2 blocks from Fish Creek park and all of the amenities of Shawnessy & Avenita and Shawnee park are minutes away. Beacon Hill is run very well, grounds are immaculate & neighbours are friendly! Amenities include - owners lounges with full kitchens, billiards/games room, fitness facility, 2 guest suites, underground visitor parking, car wash, workshop. This condo truly has it all—a perfect blend of comfort, style, and convenience. Welcome Home!