



**5212, 14645 6 Street SW  
Calgary, Alberta**

**MLS # A2179696**



**\$365,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to unit 5212, 14645 6th Street SW, located in the amazing Beacon Hill complex. This wonderful one-bedroom plus a generous-sized den really has it all. As you enter the unit, you will notice the open concept, 9-foot ceilings, white cabinets, and stainless-steel appliances and views from the balcony for days. With 882 Square feet of living space, this unit makes downsizing easy. The kitchen is open to the dining room and living room, which is equipped with a gas fireplace. The den is perfect for a guest room or office. The primary suite is fully equipped with a 4-piece ensuite that also connects with a pocket door to a 2-piece bathroom for your guests. A very functional design feature. To finish off the unit, you have a large laundry room and an east-facing balcony. And as if that wasn't enough, you also have titled underground parking, a storage locker, A community car wash, a Party room and a gym facility. Beacon Hill is a fantastic complex with a ton to offer. Book your private showing today.