



**5204, 14645 6 Street SW
Calgary, Alberta**

MLS # A2194759



\$300,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	863 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Ceramic Tile, Hardwood
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 501
LLD:	-
Zoning:	M-C2 d106
Utilities:	-

Inclusions: N/A

Located minutes from Fish Creek park, properties rarely come up for sale in this sought after complex for good reason! Financially sound and well managed with a \$1.6M plus Reserve Fund and low condo fees ensure that owners in the Beacon Hill complex are protected from large expensive assessments! This well maintained 2BR condo is perfect for the first time buyer or for those who want to downsize without giving up community amenities. Large windows in each room flood the unit with natural light, a spacious kitchen flows in to the dining space and living room where a cozy fireplace provides warmth on winter days. The bright master bedroom is amply scaled with two closets and a 4 pce ensuite. The large 2nd bedroom looks out over the balcony and is also great as a Study/Office. A 2 pce powder room and a large "laundry/storage room complete this unit. Adding to the value of your investment the unit is also equipped with Two-Titled Parking stalls and a Storage Locker for your sports and automotive equipment! The building amenities include a Library/games room; a Gym; a Guest Suite; Car Wash; Woodshop and Wine Making Room! Close proximity to the LRT station; Shawnee Retail Plaza (under construction); walking paths, parks and ponds; pickle ball and tennis courts add to the overwhelming value that rarely comes on the market! Book your showing today!!