



**4102, 14645 6 Street SW
Calgary, Alberta**

MLS # A2194981



\$420,000

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|------------------|--|---------------|-------------------|
| Division: | Shawnee Slopes | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,252 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Guest, Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 704 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Laminate Counters | | |

Inclusions: TV-brackets

Welcome to this immaculate main-floor corner unit in the prestigious Beacon Hill complex. Featuring two bedrooms + a den/office with French doors, two full bathrooms (one is an ensuite in the primary bedroom), and 9' ceilings. This home offers an open, airy ambiance perfect for comfortable living. Step outside to your expansive wrap-around patio, where you can soak in views and enjoy seamless indoor-outdoor living. Thoughtfully designed, this unit also includes two heated underground parking stalls (side-by-side) and a separate storage locker for added convenience. Key Features of the beautiful unit: Bright & spacious layout with abundant natural light - In-suite laundry for everyday ease - Gas fireplace for cozy evenings. Exceptional Building Amenities: Fully equipped gym, Car wash bay, Residents' lounge, Guest suites, Woodworking shop, Underground visitor parking & more. Unbeatable Location: Close to Fish Creek Park, with miles of walking & biking paths, Easy commuting with the Fish Creek - Lacombe C-Train station just steps away, Close to grocery stores, restaurants, and other essential amenities. This is a rare opportunity to own in a well-managed complex with fantastic amenities and a prime location. Don't miss out!