

**4414, 14645 6 Street SW**  
**Calgary, Alberta**

**MLS # A2200145**



**\$475,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 704
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, No Animal Home, Walk-In Closet(s)		

**Inclusions:** N/A

BEACON HILL! Located in the ever popular area of SHAWNEE SLOPES! LOCATED ON THE TOP FLOOR, THIS FABULOUS UNIT OFFERS ALMOST 1250 sq ft! There are two large bedrooms, two full baths and a den! Spacious and bright, there is a large kitchen with an island, room your bar stools and ample counter space! The living room flows effortlessly into the dining area, making it a great space for family meals or entertaining guests. Both bedrooms are a good size. The primary bedroom will fit your king bed. It comes with its own four piece ensuite and walk in closet. There is another full bath situated close to the second bedroom. For those working from home, there is an office / den with french doors for privacy! You even have your own laundry room! The large balcony offers a fantastic view of the mountains and Downtown Calgary! You will love the convenience of having two underground heated parking stalls plus your own storage locker! This is a great property with the additional features of a guest suite, a gym, car wash bay, work shop, amenity room and more! Conveniently located close to many shops and services, minutes from Macleod Trail! Don't miss the opportunity, schedule your showing!