

**5304, 14645 6 Street SW**  
**Calgary, Alberta**

**MLS # A2232342**



**\$319,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d106
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Come live at the top of the hill in Shawnee Slopes! This 878sqft 2 bedroom 1.5 bathroom has a great layout. 9ft ceilings and a spacious laundry room with loads of space for extra storage on top of the storage locker underground! Large master with walk through closet into a 4 piece ensuite. The kitchen overlooks the dining and living room complete with a gas fireplace. New dishwasher in 2020. This unit has 2 titled parking stalls in the heated underground parkade. Many amenities including underground visitor parking, games room, guest suite, fitness room, car wash & vacuum, and bicycle storage. Very well-maintained building inside and out! Don't miss out on this fantastic condo in a great location close to Fish Creek Park, C-train, schools, shopping, and recreation!