

**4215, 14645 6 Street SW**  
**Calgary, Alberta**

**MLS # A2310872**



**\$425,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,219 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 728
<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), Crown Molding, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Wardrobe in spare bedroom negotiable. Portable AC negotiable.

**\*\*OPEN HOUSE SATURDAY MAY 30 1-3\*\*** Experience one of the premier residences in the esteemed Beacon Hill complex, where luxury meets unbeatable value. This rare second-floor end-unit offers a sophisticated lifestyle defined by over 1,218 sq. ft. of bright, open-concept living space. Because of its coveted corner position, the home is flooded with natural light from additional south-facing windows in the kitchen and dining areas—a premium feature not found in interior units. The interior boasts an airy, bungalow-like feel enhanced by 9ft ceilings and elegant cornice moldings that flow through the grand great room and its cozy gas fireplace. A bright, functional kitchen opens into a large, dedicated dining area, while the master suite serves as a true sanctuary with a massive walk-in closet and a lavish 5-piece ensuite. The versatile second bedroom is currently configured as a professional den with custom built-ins, ideal for a home office. This professionally managed complex has no age restrictions and a no-pet policy, ensuring a peaceful environment. Residents enjoy elite amenities including a unique wine room, two fitness centers, two woodworking shops, a car wash, guest suites, and resident lounges with billiards. Parking and storage are effortless with one oversized titled underground stall located steps from the elevator, a dedicated assigned storage unit, and free heated underground visitor parking for your guests. Perfectly situated for an active lifestyle, you are just a short walk from Fish Creek Park and the LRT station, with easy access to shopping and restaurants. Maintained in pristine condition, this home offers the size and privacy of a bungalow with the convenience of condo living. Book your private viewing today to see this rare opportunity before it's too late!