

**1101, 14645 6 Street SW**  
**Calgary, Alberta**

**MLS # A2326624**



## \$375,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnee Slopes                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,237 sq.ft.                       | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                  |                   |           |
|--------------------|----------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Standard, Hot Water, Natural Gas | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank        | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Concrete                         | <b>Condo Fee:</b> | \$ 702    |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame        | <b>Zoning:</b>    | M-C2 d106 |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -         |

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)

**Inclusions:** NA

Incredible opportunity to own in Shawnee Slopes! Conveniently located just steps from the Fish Creek C-Train Station, Fish Creek Provincial Park, shopping, and everyday amenities. This bright ground floor condo features zero step access, high ceilings, durable vinyl plank flooring throughout, and an open concept layout designed for comfortable everyday living. Step outside to your private patio with its own separate entrance, ideal for morning coffee, or evening relaxation. Enjoy the benefits of TWO heated underground parking stalls, a dedicated storage locker, and an impressive selection of amenities. Two fitness centres, resident lounge with kitchen, woodworking shop, wine room, two guest suites, car wash, and heated underground visitor parking. With no age restrictions and a no pets policy, Beacon Hill offers a quiet, well maintained community in a prime southwest location. Quick access to Macleod Trail, Stoney Trail, Deerfoot Trail, and Shawnessy shopping makes getting around the city effortless.