

4415, 14645 6 Street SW
Calgary, Alberta

MLS # A2345020



\$405,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,209 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Garden, Landscaped		
Heating:	Baseboard		
Floors:	Hardwood		
Roof:	-		
Basement:	-		
Exterior:	Stucco		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 736		
LLD:	-		
Zoning:	M-C2 d106		
Utilities:	-		

Features: Breakfast Bar, Ceiling Fan(s), Elevator

Inclusions: none

Welcome to one of the most exceptional opportunities to come to market in this highly sought-after complex in a very long time! This PREMIUM TOP-FLOOR CORNER UNIT offers an ideal combination of privacy, natural light (12 windows in total), expansive east- and south-facing views, and an impressive TWO TITLED PARKING stalls, including one oversized stall located directly beside the elevator—(he best stall in the entire complex) Meticulously maintained and showing a true 10/10, this spacious two-bedroom, two-bathroom home has been thoughtfully updated and is truly move-in ready. The beautifully renovated kitchen features quartz countertops, a stylish new backsplash, updated cabinetry, stainless steel appliances, and an abundance of counter space, including room for two stools at the island. The exceptionally bright living room is highlighted by a cozy gas fireplace, while the adjoining dining area benefits from the additional windows unique to this corner location, creating a bright and inviting space perfect for entertaining. Step outside onto the large balcony and take in the incredible east- and south-facing views while enjoying your morning coffee or evening glass of wine. The balcony is equipped with an automatic awning, providing shade and comfort when needed and intelligently retracting when wind is detected. The well designed layout places the two bedrooms at opposite ends of the unit, providing excellent privacy for both residents and guests. The generous primary bedroom features a custom wall storage system that beautifully complements the walk-in closet, while the spotless ensuite offers a large vanity and impressive double walk-in shower. At the opposite end of the home, the spacious second bedroom includes its own closet organizer and is conveniently positioned next to the second full bathroom. Near the

entrance, the oversized laundry/storage room provides an incredible amount of additional storage—an increasingly valuable feature that makes everyday living that much easier. Residents also enjoy access to two fantastic party rooms, providing plenty of space to gather with friends and family, enjoy a game of pool, play cards, or prepare a meal in the fully equipped kitchen. Guest suites are also available for visiting friends and family. The heated underground parkade adds even more convenience with an assigned storage unit, fully equipped car wash and vacuum system, and dedicated bike racks. AMENITIES GALORE! Residents have access to a gym, two woodworking shops, a second lounge, and even a wine-making room. It is rare for a unit offering this combination of top-floor positioning, corner-unit privacy, exceptional natural light, expansive views, two parking stalls, and this level of care and updating to become available. This is a truly special opportunity to secure one of the standout homes this complex has to offer.