

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

**MLS # A2232342**



**\$299,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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!