

2201, 14645 6 Street SW  
Calgary, Alberta

MLS # A2234090

**\$438,800**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Treed		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 688
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d106
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Crown Molding, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Track Lighting, Walk-In Closet(s)

**Inclusions:** PATIO TABLE, FOUR PATIO CHAIRS, PATIO UMBRELLA, NATURAL GAS B.B.Q.

CHECK OUT THE LOCATION ON THE VIDEO! WOW! A stunning and spacious 1232 sq. ft. corner unit located just steps from breathtaking Fish Creek Park! This Fabulous condo features two bedrooms, two full bathrooms, Den and in-suite laundry room. Two titled parking stalls in the heated underground parking and storage locker! Beacon Hill in Shawnee Slopes is a wonderful and very well managed complex full of amenities! An inviting complex located on its own cul-de-sac with beautifully manicured gardens and planters throughout. A well-designed open concept plan that connects the kitchen, dining room and living room, making this a great space to relax and entertain. Well-placed bedrooms offer privacy. Inviting living room with gas fireplace and two windows overlooking the courtyard. The spacious dining area easily accommodates formal dinners with its recessed area for a sideboard. Beautiful bright maple kitchen with an abundance of cabinets and full height wall pantry. Convenient centre island offers an eating area for two and additional storage. White appliances include the French door fridge, ceramic top stove and microwave/hoodfan. Lots of natural light from the corner south window above the sink and French door out to your private south balcony with natural gas outlet makes this perfect for a morning coffee or summer entertaining. French doors open to a private den with corner windows, making this the perfect home office. Primary bedroom easily accommodates a king suite and features a linen closet and walk-in closet. Four-piece ensuite bathroom with new corian counter and undermount sink. Relax in the deep soaker tub/shower. Bright second bedroom with adjacent three-piece bathroom. Convenient in-suite laundry room includes the front-loading washer and dryer. Beacon Hill is a vibrant community with regular social activities

including the amenity and games rooms, exercise rooms, carpentry shop, wine making room, guest suites, visitor parking in the heated underground garage and car wash! An incredible opportunity to live in a large condo so well connected to over 80 km of pathways in Fish Creek Park. Easy commuting on the Fish Creek-Lacombe LRT. 5-minute drive to St Mary's University. Quick easy access to shopping, restaurants, and professional services.