

5314, 14645 6 Street SW
Calgary, Alberta

MLS # A2224037



\$449,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,255 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 711
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to your dream home at the vibrant Beacon Hill community in Shawnee Slopes! This exceptional 1,255 sqft, 2 bedroom, 2 bathroom + den corner suite with 3 titled parking stalls, lovingly cared for by its original owner, is a rare find. Perched on the 3rd floor, this meticulously maintained home boasts 9 ft ceilings, south and east facing windows, and breathtaking views over southern Calgary. Truly one of the best locations in the building and community! Step inside to discover a bright and airy open-concept layout, with recently installed laminate flooring flowing seamlessly through the main areas, halls and bedrooms. The spacious kitchen is a chef's delight, featuring a breakfast bar, elegant tile backsplash, ample white cabinetry with under-cabinet lighting, and plenty of counter space for meal prep. The adjacent living and dining areas are wrapped in windows and perfect for entertaining, with a cozy gas fireplace in the living room adding warmth and charm. The primary bedroom is generously sized, offering a large walk-in closet and a private 3-piece ensuite with a walk-in shower and a convenient storage closet. The second bedroom is equally inviting, with easy access to a well appointed 4-piece bathroom that includes additional closet space. A versatile den provides the perfect spot for a home office, reading nook, or hobby space. Step out onto your private covered balcony off the dining area, complete with a gas line for your BBQ, and soak in the stunning views — the ideal spot for morning coffee or evening sunsets over The Rockies. Practicality meets convenience with an in-suite laundry room (including a freezer), two side-by-side underground titled parking stalls, plus a rare third titled underground parking stall, and a separate storage cage. The Beacon Hill community offers an unbeatable lifestyle with top-notch building amenities,

including recreation rooms, fitness areas, workshop, guest suites, car wash bay, bike racks, and underground visitor parking. Just steps from your door, you'll find the Fish Creek LRT station, making commuting a breeze, and quick access to major arteries for easy travel across the city. Nature lovers will adore being mere steps from the sprawling Fish Creek Park, perfect for weekend hikes or evening strolls. Plus, you're just a short distance from shopping, dining, and all the conveniences Shawnee Slopes has to offer. Don't miss this opportunity to own a pristine, move-in-ready home in one of Calgary's most sought-after communities!