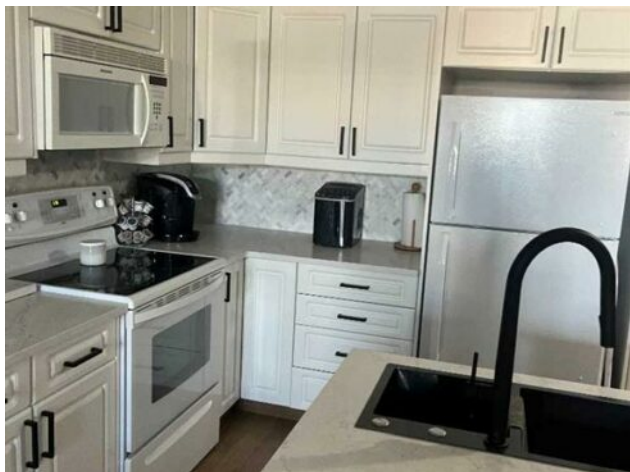


4413, 14645 6 Street SW
Calgary, Alberta

MLS # A2245510



\$379,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating: Baseboard

Floors: Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 563

LLD: -

Zoning: M-C2 d106

Utilities: -

Inclusions: N/A

Price reduced! Bright and spacious, this beautifully upgraded condo features quartz countertops, laminate flooring, and modern cabinetry. The unit includes a new washer, dryer, and fridge for added convenience. The primary suite boasts an ensuite with double sinks, a stand-up shower, and a large soaker tub—perfect for relaxation. Enjoy cozy evenings by the gas fireplace, and take advantage of two titled parking stalls. This building offers fantastic amenities, including: Fitness gym (x 2) Car wash bay with vacuum Party room (x 2) & guest suites (x 2) Woodworking shop & bike storage Wine room Underground visitor parking - heated (x 20) Prime location—steps to Fish Creek Park, walking trails, and close to the C-Train for easy commuting. Don't miss this move-in-ready gem!