

**5205, 14645 6 Street SW  
Calgary, Alberta**

**MLS # A2220658**



**\$317,500**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

For young professional couples or retirees, this might be the missing piece of the puzzle you've been searching for. A lovely two-bedroom, 1.5 bath, 953 sq. ft. apartment on a quiet cul-de-sac in the SW community of Shawnee Slopes. There is a lot of convenience packed into this apartment with an appealing open-concept living room, dining room and kitchen. A SW exposure allows in lots of natural light and shows off the well-kept hardwood floors. A tiled, corner gas fireplace in the living room increases the cozy factor and warmth. Sleek white cabinets in the kitchen, a tiled backsplash, laminate countertops, white and stainless steel appliances, a breakfast bar/island and a bonus pantry make for an efficient workspace. The primary bedroom has not only a 4-pc ensuite but an incredible amount of closet space. The 2nd bedroom is a versatile space that can be adapted as a home office, playroom or hobby space. The 2-pc bath, convenient laundry/storage room and a balcony to expand your summer entertainment area complete the apartment. Additional benefits included in this professionally managed complex are numerous: a secured heated underground titled parking stall, underground visitor parking, storage locker, games room, amenity room, guest suite, exercise room, car wash & vacuum, carpentry shop, winemaking room, and bicycle storage. The icing on the cake is the proximity to everything: Stoney and Macleod Trails and the shopping and restaurants located there; James McKeivitt Road SW, St. Mary's University, schools, Fish Creek Provincial Park and transit. Call for a viewing today and check out this unit's comforts and conveniences.