



4206, 14645 6 Street SW
Calgary, Alberta

MLS # A2315628



\$399,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,185 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, See Remarks, Titled, Underground, Workshop in Garage		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d106
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Outstanding value in desirable Shawnee Slopes! This immaculate 2-bedroom, 2 full bathroom condominium with a spacious den shows 10/10 and is move-in ready. Featuring a cozy gas fireplace, newer appliances, and the rare bonus of 2 titled underground parking stalls, this home offers both comfort and convenience. Some furniture will be for sale! Residents enjoy an impressive array of building amenities, including a car wash bay, workshop, wine room, amenity room with a full kitchen, and 2 guest suites available for rent when family and friends visit. Ideally located within walking distance to the LRT, shopping, restaurants, and everyday amenities, this exceptional property combines lifestyle and value in one of Calgary's most sought-after communities. Great value—no need to preview!