



GRASSROOTS
REALTY GROUP

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5305, 14645 6 Street SW
Calgary, Alberta

MLS # A2335583



\$324,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	954 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 582
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d106
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub		

Inclusions: None

This is the largest 1-bedroom unit in the complex. Beacon Hill is an adult-oriented building with high-quality construction, excellent amenities, and meticulous maintenance. The unit offers a spacious den/office, upgraded quartz countertops, an island kitchen, valance lighting, stainless steel appliances, hardwood floors, 9-foot ceilings, a walk-in tub with high-ceiling tile, a cozy gas fireplace, new toilets, and stunning southwest views with mountains visible over the skyline. Residents enjoy two fitness facilities, a car wash, two lounges—one with a billiards table and pub-style table, and the other with cooking amenities—a woodworking shop, heated underground visitor parking, and ample rentable parking options. Convenient walk to the LRT, Fish Creek Park, and easy access to Stoney Trail.