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5311, 14645 6 Street SW  
Calgary, Alberta

MLS # A2172683



**\$419,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	951 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Fireplace(s)

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** Clay Tile

**Condo Fee:** \$ 532

**Basement:** -

**LLD:** -

**Exterior:** Brick, Stucco

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home

**Inclusions:** N/A

Have you ever dreamed of owning a condo with top quality and modern finishes throughout, that feels and looks like a show suite? Well, this is your opportunity!! This stunning unit in Shawnee Slopes offers everything any buyer would need, 2 Bedrooms, 1.5 Baths, TWO TITLED, UNDERGROUND AND HEATED parking stalls, over 950 sqft and an unbeatable location within walking distance to countless shops, restaurants, public transit, Fish Creek Park, Montessori Schools, Fitness and so much more. As soon as you step inside you'll love the open concept floor plan making the unit feel spacious and inviting. Every corner of this home screams luxury but let's start with one of the most important areas, the kitchen. Custom millwork ceiling height cabinetry, open shelving perfect for showcasing your favourite decor/dinnerware, herringbone backsplash, SS appliances, quartz countertops, built-in water filtration system, under cabinet lighting and island/breakfast bar with an abundance of storage are all the features this kitchen has to offer. The dining area sits adjacent making for an ideal layout to entertain family and friends and the separate living room features large windows and a gas fireplace. From here you'll have easy access to the balcony (phantom screen door + bbq gas line) where you'll be able to enjoy the summer months or use it as an extra space to entertain guests. New Luxury Vinyl Plank flooring throughout leads you to the primary retreat featuring double walk-through closets and a 3-piece ensuite bath with a fully tiled, curbless glass shower. The 2nd bedroom is a versatile space that can be easily adapted to suit your needs, home office, playroom, or even a quiet hobby space. State-of-the-art technology is seamlessly integrated throughout this home from USB charging terminals, Leviton Smart Lights controlled through your phone App or Google/Apple/Alexa,

recessed ceiling lights, dimmers, soft close hardware and motion sensor lights providing both convenience and style. IN-SUITE LAUNDRY, IN-SUITE STORAGE (plus additional storage cage), linen closet, coat closet, walk-in pantry are all tucked effortlessly away to maximize functionality. This exceptionally well-managed building features many exclusive amenities for all residents to enjoy: 26 UNDERGROUND VISITOR PARKING STALLS, CARWASH bay, BIKE storage, SECURE STORAGE cages, FITNESS Centre, GUEST SUITES, WORKSHOP and ENTERTAINMENT Room. This unit is sure to impress anyone that walks in. Meticulously cared for and move in ready, don't miss out!