



THE
A-TEAM

**RE/MAX
FIRST**

14645 6 Street #5204, Calgary T2Y3S1

MLS® #: **A2161066** Area: **Shawnee Slopes** Listing Date: **08/27/24** List Price: **\$350,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 23-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

DOM

116
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Other**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **See Remarks, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 7`7"	Living Room	Main	16`0" x 11`11"
Dining Room	Main	8`0" x 7`4"	Bedroom - Primary	Main	11`0" x 11`8"
4pc Ensuite bath	Main	8`6" x 4`11"	2pc Bathroom	Main	5`5" x 4`8"
Entrance	Main	5`6" x 5`0"	Storage	Main	10`0" x 5`3"
Library	Main	11`3" x 8`6"			

Legal/Tax/Financial

Condo Fee:
\$491

Title:
Leasehold
Fee Freq:
Monthly

Zoning:
M-C2 d106

Legal Desc: **0012732**

Remarks

Pub Rmks: *****PRICE REDUCED BY \$30,000*** Located minutes from Fish Creek park, properties rarely come up for sale in this sought after complex for good reason! Financially sound and well managed with a \$1.6 plus Reserve Fund and low condo fees ensure that owners in the Beacon Hill complex are protected from large expensive assessments! This well maintained 1BR plus Den condo is perfect for the first time buyer or for those who want to downsize without giving up community amenities. Large windows in each room flood the unit with natural light, a spacious kitchen flows in to the dining space and living room where a cozy fireplace provides warmth on winter days. The bright master bedroom is amply scaled with two closets and a 4 pce ensuite. The large den looks out over the balcony and is great as a Study/Office. A 2 pce powder room and a large 10'x5' laundry/storage room complete this unit. Adding to the value of your investment the unit is also equipped with Two-Titled Parking stalls and a Storage Locker for your sports and automotive equipment! The building amenities include a Library/games room; a Gym; a Guest Suite; Car Wash; Woodshop and Wine Making Room! Close proximity to the LRT station; Shawnee Retail Plaza (under construction); walking paths, parks and ponds; pickle ball and tennis courts add to the overwhelming value that rarely comes on the market! Book your showing today!!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







