



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14645 6 Street #5212, Calgary T2Y3S1**

MLS® #: **A2179696**      Area: **Shawnee Slopes**      Listing Date: **11/17/24**      List Price: **\$365,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **882**  
 Low Sqft:  
 Ttl Sqft: **882**

DOM

**34**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tile**      Construction: **Concrete, Wood Frame**  
 Heating: **Baseboard**      Flooring: **Carpet, Ceramic Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony, Courtyard**      Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`8" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`0" x 11`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`0" x 5`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`8"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 8`1"</b>

Legal/Tax/Financial

Condo Fee: **\$483**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **0012732**

Remarks

Pub Rmks: **Welcome to unit 5212, 14645 6th Street SW, located in the amazing Beacon Hill complex. This wonderful one-bedroom plus a generous-sized den really has it all. As you enter the unit, you will notice the open concept, 9-foot ceilings, white cabinets, and stainless-steel appliances and views from the balcony for days. With 882 Square feet of living space, this unit makes downsizing easy. The kitchen is open to the dining room and living room, which is equipped with a gas fireplace. The den is perfect for a guest room or office. The primary suite is fully equipped with a 4-piece ensuite that also connects with a pocket door to a 2-piece bathroom for your guests. A very functional design feature. To finish off the unit, you have a large laundry room and an east-facing balcony. And as if that wasn't enough, you also have titled underground parking, a storage locker, A community car wash, a Party room and a gym facility. Beacon Hill is a fantastic complex with a ton to offer. Book your private showing today.**

Inclusions: **N/A**  
Property Listed By: **Paramount Real Estate Corporation**

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









