



THE
A-TEAM

**RE/MAX
FIRST**

14645 6 Street #5113, Calgary T2Y 3S1

MLS® #: **A2198481**

Area: **Shawnee Slopes**

Listing Date: **03/02/25**

List Price: **\$409,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,001**
Low Sqft:
Ttl Sqft: **1,001**

Parkade,Underground

Utilities and Features

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Oven,Induction Cooktop,Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	26`0" x 33`8"	Dining Room	Main	31`5" x 33`8"
Living Room	Main	38`10" x 38`3"	Bedroom	Main	48`5" x 28`9"
Bedroom - Primary	Main	72`2" x 42`8"	5pc Ensuite bath	Main	41`0" x 27`4"
3pc Bathroom	Main	16`2" x 27`1"	Laundry	Main	18`7" x 26`3"

Legal/Tax/Financial

Condo Fee: **\$555**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **0012732**

Remarks

Pub Rmks: **This beautifully maintained two-bedroom, two-bath unit is perfectly situated in the prestigious Beacon Hill complex. Facing west, it offers a tranquil view of the lovely, landscaped courtyard. The patio features Coolaroo Polyethylene Outdoor Roller shades, allowing you to adjust the shade for added comfort. The kitchen, fully renovated in 2024, boasts high-end quartz countertops, an induction cooktop, under-cabinet lighting, and a pantry with Richelieu pull-out drawers for seamless organization. The spacious primary bedroom includes a five-piece ensuite, top-down-bottom-up blinds, and a newly installed ceiling fan where no previous fixture existed. Custom-upgraded cabinets and drawers enhance all closets, including the laundry area. The second bedroom is well-sized, complete with a new ceiling fan, and is conveniently located near a three-piece bathroom just across the hall. The dining area features a stylish new light fixture with a fan, while the living room's well-maintained fireplace adds warmth and ambiance. Move in and enjoy this pet-free complex, ideally located near Fish Creek Park, the LRT, and shopping. Residents have access to two fitness rooms, two social rooms with a kitchen, a pool table, and a library. The secure underground parkade offers a car wash with a vacuum, a workshop, a regular bike rack, and a dedicated community room for e-bikes. For added convenience, two guest suites and underground parking for visitors are also available.**

Inclusions: **TV wall mount and small ornamental shelves will stay**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











