

4411, 14645 6 Street SW  
Calgary, Alberta

MLS # A2236724



**\$359,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Metal, Tar/Gravel	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Tile Counters		
<b>Inclusions:</b>	None		

This unit is in New Condition and has over \$40,000 in up-grades in the past two years. An open floor plan, south facing with spectacular views from the deck. The main-floor has an office which can be used as the second bedroom. Very Large Storage/Laundry room off the kitchen. Both bathrooms have been up-dated with new sinks and toilets. Very quiet and well maintained complex. The appliances have all been replaced with Stainless Steel units. All flooring has been replaced recently.