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4411, 14645 6 Street SW  
Calgary, Alberta

MLS # A2236724



**\$359,900**

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

Heating:	Baseboard, Boiler, Central, Fireplace(s)	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Membrane, Metal, Tar/Gravel	Condo Fee:	\$ 524
Basement:	-	LLD:	-
Exterior:	See Remarks, Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Tile Counters		
Inclusions:	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.