

# \$419,900 - 3104, 14645 6 Street Sw, Calgary

MLS® #A2244469

**\$419,900**

2 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2.5-bathroom townhouse offering over 1,100 sq. ft. of comfortable living space in the heart of Shawnessy. Thoughtfully refreshed with new vinyl plank flooring, fresh paint throughout, and brand new stove and microwave, this home is move-in ready. The open-concept main floor features a spacious living and dining area, a functional kitchen, and a patio, perfect for enjoying sunny afternoons. Upstairs, youâ€™™ll find two generously sized bedrooms, each with their own bathroom, offering ideal privacy for roommates, guests, or small families. Enjoy access to an impressive list of building amenities, including a car wash, visitor parking, fitness room, party room, recreational room, and guest suites for visiting friends or family. Unbeatable location just steps from the LRT station, South Calgary YMCA, South Calgary Health Centre, schools, shopping, restaurants, and so much more. This home comes with 2 titled underground parking stalls and additional storage. Whether you're a first-time buyer, downsizer, or investor, this is an exceptional opportunity in a sought-after neighbourhood. Don't wait, BOOK your showing TODAY!!!

Built in 2000

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2244469      |
| Price          | \$419,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,154         |
| Acres          | 0.00          |
| Year Built     | 2000          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3104, 14645 6 Street Sw |
| Subdivision | Shawnee Slopes          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 3S1                 |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Storage, Visitor Parking |
| Parking Spaces | 2                                                                                                                      |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground                                                                     |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                                                                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                            |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | None                                      |
| Lot Description   | Cul-De-Sac, Few Trees, Garden, Landscaped |
| Roof              | Asphalt Shingle                           |
| Construction      | Stucco, Wood Frame                        |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 4               |
| Zoning         | M-C2 d106       |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.