

# \$409,900 - 3104, 14645 6 Street Sw, Calgary

MLS® #A2244469

**\$409,900**

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          | \$409,900     |
| 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, Fitness Center, Parking, Party Room, Storage, Visitor Parking, Car Wash, Guest Suite, Recreation Room |
| Parking Spaces | 2                                                                                                                      |
| Parking        | Heated Garage, Parkade, Stall, Titled, Underground                                                                     |

### Interior

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

### Exterior

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 47              |
| Zoning         | M-C2 d106       |

### **Listing Details**

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

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