

# \$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	31
Zoning	M-C2 d106

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.