

**3103, 14645 6 Street SW**  
**Calgary, Alberta**
**MLS # A2262548**

**\$375,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 594
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2 d106
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Pantry, See Remarks, Stone Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully designed 2-story townhouse offering both comfort and functionality in the desirable community of Shawnee Slopes. With 9' ceilings on both levels and a thoughtful layout, this home feels open and inviting from the moment you step inside. The main floor provides plenty of space to entertain or relax, featuring a large, well-equipped kitchen, in-suite laundry, and direct access to a west-facing backyard—perfect for evening sun and summer BBQs, complete with a gas hookup. Upstairs, you'll find two generous primary suites, each with its own private ensuite bathroom, providing flexibility for roommates, guests, or a family setup. The property also includes two titled parking stalls, one with an additional storage locker for convenience. The complex has 2 gyms, 2 guest suites and 2 party rooms. With a prime location, spacious design, and thoughtful features throughout, this townhouse is an excellent choice for those seeking comfort and value in a vibrant, well-connected community.