

# **\$314,500 - 5205, 14645 6 Street Sw, Calgary**

MLS® #A2220658

## **\$314,500**

2 Bedroom, 2.00 Bathroom, 954 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

For young professional couples or retirees, this might be the missing piece of the puzzle you've been searching for. A lovely two-bedroom, 1.5 bath, 953 sq. ft. apartment on a quiet cul-de-sac in the SW community of Shawnee Slopes. There is a lot of convenience packed into this apartment with an appealing open-concept living room, dining room and kitchen. A SW exposure allows in lots of natural light and shows off the well-kept hardwood floors. A tiled, corner gas fireplace in the living room increases the cozy factor and warmth. Sleek white cabinets in the kitchen, a tiled backsplash, laminate countertops, white and stainless steel appliances, a breakfast bar/island and a bonus pantry make for an efficient workspace. The primary bedroom has not only a 4-pc ensuite but an incredible amount of closet space. The 2nd bedroom is a versatile space that can be adapted as a home office, playroom or hobby space. The 2-pc bath, convenient laundry/storage room and a balcony to expand your summer entertainment area complete the apartment. Additional benefits included in this professionally managed complex are numerous: a secured heated underground titled parking stall, underground visitor parking, storage locker, games room, amenity room, guest suite, exercise room, car wash & vacuum, carpentry shop, winemaking room, and bicycle storage. The icing on the cake is the proximity to everything: Stoney and Macleod Trails and the shopping and



restaurants located there; James McKeivitt Road SW, St. Mary's University, schools, Fish Creek Provincial Park and transit. Call for a viewing today and check out this unit's comforts and conveniences.

Built in 2000

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2220658          |
| Price          | \$314,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 954               |
| Acres          | 0.00              |
| Year Built     | 2000              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5205, 14645 6 Street Sw |
| Subdivision | Shawnee Slopes          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 3S1                 |

**Amenities**

|                |                                                                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, Car Wash, Workshop |
| Parking Spaces | 1                                                                                                                                                     |
| Parking        | Parkade, Underground                                                                                                                                  |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas, Living Room                                                                              |
| # of Stories      | 4                                                                                             |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Concrete, Stucco, Wood Frame, Brick |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 100            |
| Zoning         | M-C2           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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.