

# **\$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, Car Wash, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking, 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      | Brick, Stucco, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 88             |
| Zoning         | M-C2           |

## Listing Details

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

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