



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3104, 14645 6 Street SW
Calgary, Alberta

MLS # A2244469



\$399,900

Division:	Shawnee Slopes		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Few Trees, Garden, Landscaped		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 594
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d106
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

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, you'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!!!