



**GRASSROOTS**  
REALTY GROUP

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3103, 14645 6 Street SW  
Calgary, Alberta

MLS # A2262548



**\$375,000**

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

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