



**5302, 14645 6 Street SW
Calgary, Alberta**

MLS # A2291940



\$459,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,250 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Laminate, Slate
Roof:	Concrete
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 779
LLD:	-
Zoning:	M-C2 d106
Utilities:	-

Inclusions: 2 remotes for parkade

An extremely rare offering of a high end beautifully updated CORNER UNIT condo with 3 TITLED UNDERGROUND PARKING STALLS in the heart of Shawnee Slopes. Just steps from Fish Creek Provincial Park, you'll enjoy endless walking and cycling paths, while the nearby Fish Creek–Lacombe LRT Station and shopping amenities offer unbeatable convenience. This beautifully appointed 2-bedroom, 2-bathroom + den home offers 1,250 sq. ft. of refined living space, highlighted by a WRAP-AROUND BALCONY with BBQ gas line—perfect for entertaining or relaxing. From the moment you enter, you are immediately welcomed by NEW LAMINATE FLOORING (installed in 2025) which creates a fresh, modern, and cohesive feel. The spacious open-concept layout is further enhanced by 9’ ceilings and timeless slate accents, while the inviting living room is anchored by a STRIKING FLOOR-TO-CEILING STONE GSA FIREPLACE, creating a warm and sophisticated focal point. The adjacent dining area is ideal for hosting memorable dinners. The thoughtfully designed kitchen is truly the heart of the home, featuring high-end stainless- steel appliances, ceiling-height custom soft-close cabinetry, granite countertops, a custom slate backsplash, and an under-mount BLANCO sink—blending functionality with upscale design. A versatile den with translucent glass FRENCH DOORS provides the perfect home office or flex space. The well-designed layout also includes a second bedroom and full bathroom for guests, a spacious foyer with a large coat closet, and a convenient in-suite laundry room. The primary retreat comfortably accommodates a king-sized bed and offers a large walk-in closet along with a spa-inspired ensuite complete with a soaker tub, separate walk-in shower, custom vanity with granite countertops, and elegant finishes throughout. A truly rare

and highly valuable feature of this home is the inclusion of THREE UNDERGROUND, HEATED, TITLED PARKING stalls—an exceptional find in this complex—along with a dedicated assigned storage locker, offering unmatched convenience, flexibility, and long-term value for owners and investors alike. Residents also enjoy an impressive array of amenities! These include a WINE ROOM, free underground heated visitor parking, 2 guest suites, 2 woodworking shops, 2 fitness centers, and 2 resident lounges. A rare opportunity to own a spacious, amenity-rich home in one of Calgary’s most sought-after southwest communities—where nature, transit, and lifestyle come together seamlessly.