

# \$349,900 - 4413, 14645 6 Street Sw, Calgary

MLS® #A2245510

## \$349,900

2 Bedroom, 2.00 Bathroom, 1,003 sqft  
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Price reduced! Ready for immediate possession. TWO TITLE UNDERGROUND PARKING STALLS, Top Floor, Bright and spacious, this beautifully upgraded condo features quartz countertops, laminate flooring, and modern cabinetry. The unit includes a new washer, dryer, and fridge for added convenience. The primary suite boasts an ensuite with double sinks, a stand-up shower, and a large soaker tubâ€”perfect for relaxation.

Enjoy cozy evenings by the gas fireplace, and take advantage of two titled parking stalls. This building offers fantastic amenities, including:

Fitness gym (x 2)

Car wash bay with vacuum

Party room (x 2) & guest suites (x 2)

Woodworking shop & bike storage

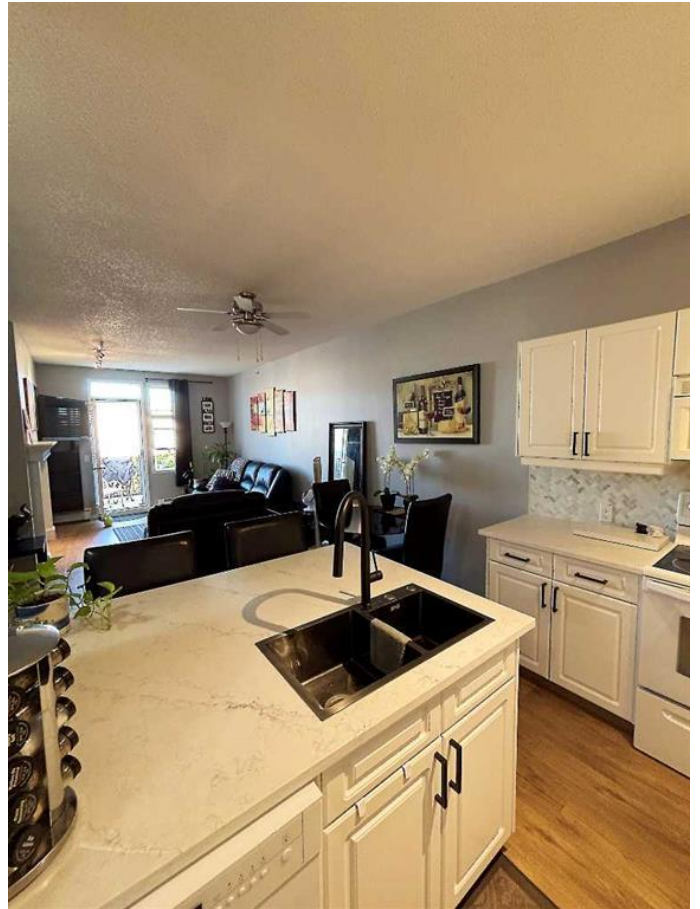
Underground visitor parking - heated (x 20)

Prime locationâ€”GREAT VIEWS, steps to Fish Creek Park, walking trails, and close to the C-Train for easy commuting. Donâ€™t miss this move-in-ready gem!

Built in 1999

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2245510  |
| Price     | \$349,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,003             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4413, 14645 6 Street Sw |
| Subdivision | Shawnee Slopes          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 3Y1                 |

**Amenities**

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Gated Community, Party Room, Secured Parking, Storage Suite, Storage, Workshop |
| Parking Spaces | 2                                                                                                                                      |
| Parking        | Parkade, Underground                                                                                                                   |
| # of Garages   | 2                                                                                                                                      |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizer, Smoking Home, Quartz Countertop |
| Appliances        | Dishwasher, Dryer, Microwave, Washer                              |
| Heating           | Baseboard                                                         |
| Cooling           | None                                                              |
| Fireplace         | Yes                                                               |
| # of Fireplaces   | 1                                                                 |
| Fireplaces        | Gas                                                               |
| # of Stories      | 4                                                                 |

**Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|



|                 |                        |
|-----------------|------------------------|
| Lot Description | Cul-De-Sac, Landscaped |
| Roof            | Asphalt Shingle        |
| Construction    | Stucco, Wood Frame     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 48               |
| Zoning         | M-C2 d106        |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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