

# \$359,500 - 4411, 14645 6 Street Sw, Calgary

MLS® #A2224148

## \$359,500

2 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

This unit is in New Condition and has over \$40,000 in up-grades in the past two years. An open floor plan, south facing with spectacular views from the deck. The main-floor has an office which can be used as the second bedroom. Very Large Storage/Laundry room off the kitchen Both bathrooms have been up-dated with new sinks and toilets. Very quiet and well maintained complex. The appliances have all been replaced with Stainless Steele units. All flooring has been replaced recently.

Built in 1999

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2224148          |
| Price          | \$359,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 960               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

Address 4411, 14645 6 Street Sw



|             |                |
|-------------|----------------|
| Subdivision | Shawnee Slopes |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2Y3S1         |

## Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Community Gardens, Elevator(s), Fitness Center, Park, Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite, Workshop |
| Parking Spaces | 1                                                                                                                                                          |
| Parking        | Off Street, Parkade, Stall                                                                                                                                 |

## Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Elevator, Tile Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, See Remarks, Washer                                                                             |
| Heating           | Baseboard, Boiler, Central, Fireplace(s)                                                                                                         |
| Cooling           | Partial, Rooftop                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                |
| Fireplaces        | Living Room, Circulating, EPA Qualified Fireplace, Gas Log                                                                                       |
| # of Stories      | 4                                                                                                                                                |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard, Barbecue |
| Roof              | Membrane, Metal, Tar/Gravel                |
| Construction      | See Remarks, Stone, Stucco, Wood Frame     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 23             |
| Zoning         | M-C2           |
| HOA Fees       | 524            |
| HOA Fees Freq. | MON            |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | G.M. Bain Real Estate Services Ltd. |
|----------------|-------------------------------------|

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