

# \$449,900 - 5314, 14645 6 Street Sw, Calgary

MLS® #A2224037

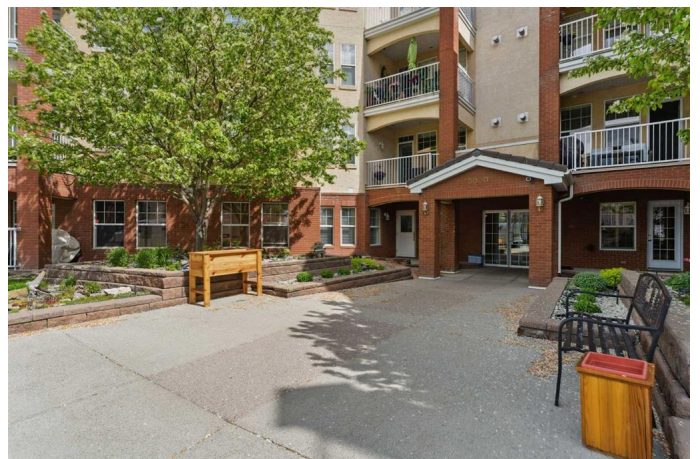
**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,255 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to your dream home at the vibrant Beacon Hill community in Shawnee Slopes! This exceptional 1,255 sqft, 2 bedroom, 2 bathroom + den corner suite with 3 titled parking stalls, lovingly cared for by its original owner, is a rare find. Perched on the 3rd floor, this meticulously maintained home boasts 9 ft ceilings, south and east facing windows, and breathtaking views over southern Calgary. Truly one of the best locations in the building and community! Step inside to discover a bright and airy open-concept layout, with recently installed laminate flooring flowing seamlessly through the main areas, halls and bedrooms. The spacious kitchen is a chef's delight, featuring a breakfast bar, elegant tile backsplash, ample white cabinetry with under-cabinet lighting, and plenty of counter space for meal prep. The adjacent living and dining areas are wrapped in windows and perfect for entertaining, with a cozy gas fireplace in the living room adding warmth and charm. The primary bedroom is generously sized, offering a large walk-in closet and a private 3-piece ensuite with a walk-in shower and a convenient storage closet. The second bedroom is equally inviting, with easy access to a well appointed 4-piece bathroom that includes additional closet space. A versatile den provides the perfect spot for a home office, reading nook, or hobby space. Step out onto your private covered balcony off the dining area, complete with a gas line for your BBQ, and soak in the



stunning views – the ideal spot for morning coffee or evening sunsets over The Rockies. Practicality meets convenience with an in-suite laundry room (including a freezer), two side-by-side underground titled parking stalls, plus a rare third titled underground parking stall, and a separate storage cage. The Beacon Hill community offers an unbeatable lifestyle with top-notch building amenities, including recreation rooms, fitness areas, workshop, guest suites, car wash bay, bike racks, and underground visitor parking. Just steps from your door, you’ll find the Fish Creek LRT station, making commuting a breeze, and quick access to major arteries for easy travel across the city. Nature lovers will adore being mere steps from the sprawling Fish Creek Park, perfect for weekend hikes or evening strolls. Plus, you’re just a short distance from shopping, dining, and all the conveniences Shawnee Slopes has to offer. Don’t miss this opportunity to own a pristine, move-in-ready home in one of Calgary’s most sought-after communities!

Built in 2000

**Essential Information**

MLS® #	A2224037
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,255
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	5314, 14645 6 Street Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3S1

### Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Guest Suite, Workshop
Parking Spaces	3
Parking	Parkade, Secured, Titled, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Freezer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco, Wood Frame

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	6
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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