



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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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. The complex has 2 gyms, 2 guest suites and 2 party rooms. 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.