

# \$438,800 - 2201, 14645 6 Street Sw, Calgary

MLS® #A2234090

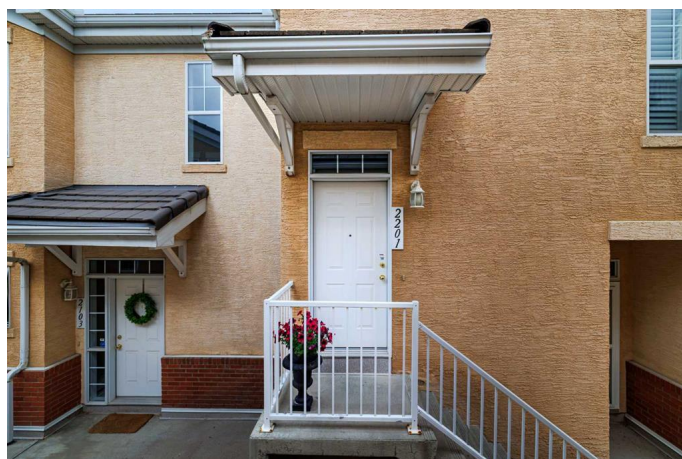
**\$438,800**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

**\*\* OPEN HOUSE JULY 12TH 2:00 pm TO 5:00 pm \*\* CHECK OUT THE LOCATION ON THE VIDEO! WOW! A stunning and spacious 1232 sq. ft. corner unit located just steps from breathtaking Fish Creek Park! This Fabulous condo features two bedrooms, two full bathrooms, Den and in-suite laundry room. Two titled parking stalls in the heated underground parking and storage locker! Beacon Hill in Shawnee Slopes is a wonderful and very well managed complex full of amenities! An inviting complex located on its own cul-de-sac with beautifully manicured gardens and planters throughout. A well-designed open concept plan that connects the kitchen, dining room and living room, making this a great space to relax and entertain. Well-placed bedrooms offer privacy. Inviting living room with gas fireplace and two windows overlooking the courtyard. The spacious dining area easily accommodates formal dinners with its recessed area for a sideboard. Beautiful bright maple kitchen with an abundance of cabinets and full height wall pantry. Convenient centre island offers an eating area for two and additional storage. White appliances include the French door fridge, ceramic top stove and microwave/hoodfan. Lots of natural light from the corner south window above the sink and French door out to your private south balcony with natural gas outlet makes this perfect for a morning coffee or summer entertaining. French doors open to a private den with corner**



windows, making this the perfect home office. Primary bedroom easily accommodates a king suite and features a linen closet and walk-in closet. Four-piece ensuite bathroom with new corian counter and undermount sink. Relax in the deep soaker tub/shower. Bright second bedroom with adjacent three-piece bathroom. Convenient in-suite laundry room includes the front-loading washer and dryer. Beacon Hill is a vibrant community with regular social activities including the amenity and games rooms, exercise rooms, carpentry shop, wine making room, guest suites, visitor parking in the heated underground garage and car wash! An incredible opportunity to live in a large condo so well connected to over 80 km of pathways in Fish Creek Park. Easy commuting on the Fish Creek-Lacombe LRT. 5-minute drive to St Mary’s University. Quick easy access to shopping, restaurants, and professional services.

Built in 1999

**Essential Information**

MLS® #	A2234090
Price	\$438,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	2201, 14645 6 Street Sw
Subdivision	Shawnee Slopes

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y3S1

### **Amenities**

Amenities	Elevator(s), Visitor Parking, Bicycle Storage, Clubhouse, Car Wash, Fitness Center, Guest Suite, Laundry, Parking, Party Room, Recreation Room, Secured Parking, Snow Removal, Workshop
Parking Spaces	2
Parking	Underground
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Crown Molding, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	2
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Entrance, Barbecue, Courtyard
Lot Description	Landscaped, Treed, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	14
Zoning	M-C2 d106

### **Listing Details**

Listing Office

RE/MAX First

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