



## 14645 6 Street Calgary Alberta

\$434,900

This meticulously maintained townhome is located in the desirable neighbourhood of Shawnee Slopes, just steps from the breathtaking Fish Creek Park and a wealth of amenities. This spacious 2-bedroom, 2-bathroom + den home has been beautifully updated, offering a turn-key living experience perfect for those looking to downsize without compromising on style or functionality. The recently renovated interior features luxury vinyl plank flooring throughout and large windows that bathe the space in natural light from morning to evening. The timeless kitchen boasts white shaker cabinetry, a striking blue accent peninsula with an eating bar, a subway tile backsplash, granite countertops, a suite of newer stainless-steel appliances, and a side pantry for extra storage. The open-concept design seamlessly connects the kitchen, dining, and living areas, creating the perfect space for entertaining guests or family. The dining area comfortably accommodates formal dinners and offers direct access to a private balcony, while the generous living room provides ample space for a cozy seating area centred around a gas fireplace with built-in shelving—a warm and inviting retreat on cold winter days. The two bedrooms are thoughtfully positioned on opposite sides of the home, ensuring privacy for each bedroom. The primary suite features a large walk-in closet and a recently updated 4-piece ensuite with a new toilet and sleek black plumbing fixtures. The second bedroom offers flexibility—perfect for family, guests, or even a play area for children. The second full bathroom has also been updated with a new toilet and matching black plumbing fixtures. Adding to the home's convenience, there is a dedicated office/den, as well as an in-suite laundry and storage room, ensuring everyday convenience. The south-facing balcony provides the perfect spot to enjoy the sunshine, offering an outdoor ...

Eat in kitchen 9.17 Ft x 14.58 Ft

Dining room 14.25 Ft x 9.83 Ft

Living room 18.50 Ft x 14.00 Ft

Primary Bedroom 19.25 Ft x 14.00 Ft

4pc Bathroom 4.92 Ft x 11.33 Ft

Bedroom 11.08 Ft x 11.00 Ft

4pc Bathroom 10.83 Ft x 6.08 Ft

Den 10.67 Ft x 8.75 Ft

Laundry room 5.33 Ft x 8.08 Ft

Listing Presented By:



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