



**3306, 13045 6 Street SW
Calgary, Alberta**

MLS # A2234959



\$225,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Top Floor, 2 Bedroom 1 bath with insuite laundry. This condo has be tastefully updated and ready for its new owner with new flooring and new stainless appliances its the perfect turnkey unit. The floor plan has 2 generous sized bedrooms, including a walk in closet off the primary. The living room opens to the dining area which sides the kitchen and leads to a spacious laundry/pantry room. Neutral décor, maple cabinetry and new kitchen appliances. Underground parking, a storage locker and an on site fitness facility round out this terrific home. Walking distance to Fish Creek Park, the LRT, All Levels of Schools, Shopping, Rec Center with Pool & Tennis Courts, Walking Paths and more! A great place to call home.