



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4211, 13045 6 Street SW
Calgary, Alberta

MLS # A2240744



\$215,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Wood Frame, Wood Siding

Foundation: -

Features: Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 600

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Don't miss this bright and spacious two-bedroom unit in the popular and mature neighbourhood of Canyon Meadows! Highlights include maple kitchen cabinetry equipped with full-sized appliances and stunning countertops, complemented by a spacious pantry featuring tall cubby-style shelving. Conveniently located within the pantry is a stacked front-loading washer and dryer set. Elegant wood grain flooring, installed over acoustic underlay, extends throughout the space and is enhanced by 4-inch flat trim. Custom shelving is present in all closets, including the expansive master walk-in closet. The rooms are generously sized, with windows adorned with 2-inch blinds that offer both privacy and style. The common 4-piece bathroom features an extra-wide, deep soaker tub surrounded by tasteful tile. This unit includes heated underground parking and storage. Building amenities encompass a gym and sauna, and it is conveniently located just minutes from the C-train and Fish Creek. This turnkey unit is an exceptional opportunity to call home. Book your viewing today!