



GRASSROOTS
REALTY GROUP

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3207, 13045 6 Street SW
Calgary, Alberta

MLS # A2262929



\$186,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	819 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	none		

Welcome to this beautifully updated Condo 2-bedroom, 2-bathroom Corner unit on second floor in sought-after community of Canyon Meadows!! This charming 2-bedroom, 1 bathroom unit offers an incredible opportunity for first-time buyer, investor or anyone looking to enjoy maintenance-free living. Step inside to find a spacious and functional layout featuring a spacious living room area, dining room, large windows throughout for that natural light and a private balcony-perfect for enjoying your morning coffee. The kitchen is open and practical, offering ample cabinetry and counter space. The two bedrooms are generously sized, and the full 4-piece bathroom, Spacious EN-SUITE LAUNDRY with extra storage. This corner unit is located on the second floor, and comes with assigned heated parking stall, storage cage, and ample visitors parking. Just steps away you'll find lush green space and a friendly courtyard ideal for play and socializing. Additional amenities include access to a fully equipped gym. Enjoy being minutes from the natural beauty of Fish Creek Park, -perfect for biking, walking, or jogging-and only short walk to the LRT Station for convenient commuting with Schools, Shopping, Parks and Restaurants all nearby. This location truly has it all!!