



GRASSROOTS
REALTY GROUP

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

3108, 13045 6 Street SW
Calgary, Alberta

MLS # A2269622



\$249,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Wood Frame
Foundation:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 610
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Welcome to Canyon Pines! This beautifully updated 2-bedroom, 2-bathroom main-floor unit radiates pride of ownership. As you step inside, you'll immediately appreciate the care and attention that has gone into maintaining this wonderful home. The functional and spacious layout includes two large bedrooms and two full bathrooms. The inviting living room is enhanced by a charming wood-burning fireplace and opens to a large patio that faces the interior courtyard, perfect for relaxing or entertaining while enjoying the views. With durable laminate floors, this home is both stylish and functional. The spacious master bedroom features a walk-through closet and en-suite bathroom and a large second bedroom, conveniently located just across from the second full bathroom. This unit has convenient in-suite laundry with extra storage room and is one of the best locations in the complex. Residents will love the array of amenities, including a well-equipped gym, dedicated heated underground parking, and a separate assigned storage locker. With public transit just steps away, and close proximity to shopping destinations, convenience is at your doorstep. Whether you're ready to stop renting or searching for a smart investment opportunity, this home is the perfect fit. Book your private showing today and discover the exceptional value this property offers!