

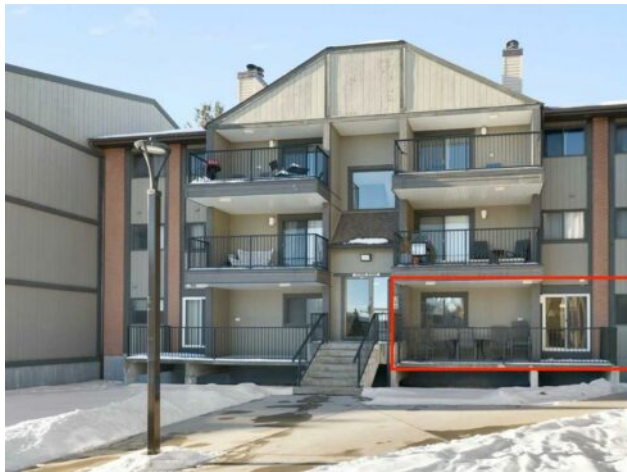


GRASSROOTS
REALTY GROUP

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3106, 13045 6 Street SW
Calgary, Alberta

MLS # A2275012



\$229,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

This beautifully updated 2-bedroom, 2-bathroom main-floor unit shines with pride of ownership. From the moment you walk in, you'll notice the thoughtful care and attention that has gone into maintaining this inviting home. The functional, spacious layout features two generous bedrooms, two full bathrooms, and an updated kitchen complete with quartz countertops and stainless/black appliances. The warm and welcoming living room includes a charming fireplace and opens onto a large patio overlooking the interior courtyard—the perfect setting for relaxing or entertaining with a peaceful view. Stylish vinyl plank flooring adds both durability and modern appeal. The primary bedroom offers a walk-through closet leading to a private en-suite, while the sizeable second bedroom sits conveniently near the second full bathroom. Additional highlights include in-suite laundry, extra storage, and one of the best locations in the complex. Residents also enjoy access to fantastic amenities: a well-equipped fitness centre, heated underground parking, and a separate assigned storage locker. With public transit just steps away and major shopping destinations close by, convenience truly is at your doorstep. Whether you're looking to stop renting or seeking a smart investment, this home is an excellent opportunity. Book your private showing today and experience the exceptional value for yourself!