



**3310, 13045 6 Street SW**  
**Calgary, Alberta**

**MLS # A2153618**



**\$275,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Concrete Driveway, Driveway, Garage Door Opener, Parkade, Sec		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Top floor renovated 2 bedroom unit. This bright unit has an open floor plan. It has been renovated with new vinyl blank flooring. New kitchen stainless steel appliances. New baseboards, new light switches & the interior of this home is recently painted. Large living room with a wood fireplace. Full size east facing balcony has a beautiful & peaceful view of the courtyard. Master bedroom has a walk in closet. Assigned underground parking stall #102 & a separate storage locker #2. Bus stop is right in front of the building 1000. Situated in Canyon Meadows with walking path to Babbeling Brook Park, this unit offers easy access to the shopping mall, dining areas, recreation activities & Fish Creek Park. Shows very well. Condo fee of \$588.02 includes common area maintenance, heat, water, insurance, management, parking, snow removal, trash & reserve fund contribution.