



**3113, 13045 6 Street SW
Calgary, Alberta**

MLS # A2154049



\$285,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	827 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 598
Basement:	None	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: None

Welcome to the least expensive, 2 bedroom, 2 bathroom apartment, over 800 square feet, with fireplace, underground parking and a storage locker, in South Central Calgary. Did I say it was only a 5 minute walk to the Canyon Meadows LRT Station? It really is. There is also a bus stop right in front of the building. This layout is perfect for a roommate situation with the bedrooms on opposite sides of the unit and a bathroom for each of you. Both bedrooms are a good size with the master bedroom having a walk through closet on the way to the 4 piece ensuite. All Kitchen appliances were new in 2019. There is a large laundry room with extra shelving for extra storage, as well as a large storage locker in the underground parkade for seasonable items. Enjoy summer evenings sitting out on your 16' x 9' west facing, fenced, and gated, patio area. The patio door has been keyed so you can use it as your main entry. You can just drive up to the front of your unit, and load your groceries in, before you park your car in your underground parking stall. Save on gym fees by using the work out room in the complex or enjoy the many pathways located close by. Canyon Meadows is unique as it has several hidden parks and walking paths that aren't seen from the street but are close to this complex. You will just see a walkway and as you follow it in, it opens into a park. The entrance to Babbling Brook Park is less then a block from your front door. It is also just a short walk to Fish Creek Park. Because this unit is at the west end of the complex, it does not sit over top of the parkade. The complex is close to schools and shopping. This property is vacant, and you can move in as quick as the legal work can be done. Call your realtor to get in and view this property before it is gone. 2 pets are allowed with a weight restriction of up to 14kg maximum, per pet.