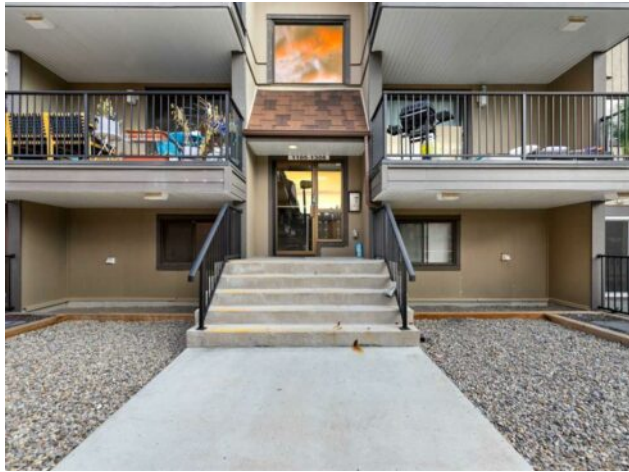




1108, 13045 6 Street SW
Calgary, Alberta

MLS # A2191913



\$240,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	826 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Other
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Brick, Cedar, Wood Frame
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 600
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

This unit with Two bedrooms and two bathrooms(4 Piece Ensuite and 4 Piece) with underground assigned parking stall. Newly installed carpet. In unit laundry with washer and dryer. Primary bedroom with walk in closet. Five minutes walk to LRT station. Close to Fish Creek Park and Canyon Meadows Golf Club. This pet friendly (With restrictions) unit has green spaces and a well equipped fitness room. West side is a Huge Landscaped Courtyard. Private patio area for summer BBQ's. In Suite storage with assigned storage locker located in the parkade area. Close to school and shopping area. Investor or first time buyers book you appointment for showing. Hurry...