

3109, 13045 6 Street SW
Calgary, Alberta

MLS # A2167328



\$263,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 824 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 598 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Soaking Tub | | |

Inclusions: Parking fob (1)

Welcome to this affordable, 2 bedroom, 2 bathroom apartment in South Central Calgary! This inviting residence offers comfortable living in a convenient location. This spacious unit offers over 800 Sq.Ft. with generously sized bedrooms, including a primary bedroom with a convenient walk-in closet and 4pc ensuite. Brand new carpet has been installed throughout the unit. A large laundry room with extra shelving is conveniently located within the unit! A separate storage locker is in the underground parkade. The complex has a large landscaped courtyard, a well-equipped gym, and social/recreation room. This unit has a heated underground parking stall (#106) and a storage locker (#100). Excellent location close to schools, public transit, shopping, and Fish Creek Park's endless bike paths and outdoor opportunities. This complex truly has it all. Don't miss the chance to make this HOME today!