



## 13045 6 Street Calgary Alberta

\$225,000

3rd floor sun lit South facing top floor unit (sorry, no elevator). This renovated top floor unit has views South towards Fish Creek park has the ultimate privacy in the complex, looking onto neighbouring homes (no one looking right in your window). Continuous hard floors throughout this home tastefully accent the unit that has been modernized. From the entry you look over the large living room, the dining room adjoins the galley kitchen, with fridge, stove, dishwasher and microwave hood-fan. Both bedrooms are large, the primary bedroom has room for a king bed, two night stands and a dresser, not to mention having your own walk-in closet. The second bedroom can fit a queen bed and night stand. The bathroom has been renovated with updated tile and vanity. This home offers in-suite laundry. Drive right in to the heated underground parking and keep you car warm all winter long. There is a storage locker near your parking for your extra personal, skis, boxes, winter tires, etc. Steps to Fishcreek Pathways, parks and local shopping. The complex has a party room and exercise room. (id:6769)

Living room 11.83 Ft x 18.67 Ft

Dining room 8.33 Ft x 8.17 Ft

Kitchen 8.00 Ft x 7.67 Ft

Primary Bedroom 9.50 Ft x 14.50 Ft

Bedroom 8.25 Ft x 13.33 Ft

Laundry room 5.42 Ft x 7.75 Ft

Other 5.67 Ft x 6.83 Ft

4pc Bathroom 4.92 Ft x 8.92 Ft

Other 6.67 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
SATHER REAL ESTATE PRO  
BROKERS LTD.

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net