



# 13045 6 Street Calgary Alberta

\$284,900

Welcome to this Affordable, Freshly Painted, 2-Bedroom, 2-Bathroom Apartment in South Central Calgary! New laminate flooring in the two bedroom, the closets, the living room, and the dining area. The property shows great. This spacious unit offers over 800 sq. ft. of comfortable living space and includes a cozy fireplace. The layout is ideal for roommates, featuring bedrooms on opposite sides of the apartment, each with its own bathroom. The master bedroom boasts a walk-through closet leading to a 4-piece ensuite. Key Features: Updated Kitchen: All appliances were replaced in 2019. Storage Solutions: Large laundry room with extra shelving and a separate storage locker in the underground parkade. Outdoor Space: Enjoy summer evenings on your 16'9" x 9'8" west-facing patio, which is fenced, gated, and equipped with a keyed patio door for easy access. Convenient Parking: Drive up to your unit to unload groceries before parking in your underground stall. Location Advantages: Public Transit: Only a 5-minute walk to Canyon Meadows LRT Station, with a bus stop right in front of the building. Nearby Parks: Less than a block from Babbling Brook Park and a short walk to Fish Creek Park. Community: The complex is situated in Canyon Meadows, known for its hidden parks and walking paths. Additional Amenities: On-Site Fitness: Save on gym fees with access to the workout room in the complex. Nearby Services: Close to schools and shopping. Pet Policy: Two pets allowed, each up to 14 kg. This property is vacant and move-in ready as soon as the legal work is complete. Don't miss out - contact your realtor to schedule a viewing today! (id:6769)

Living room 11.50 Ft x 12.67 Ft

Dining room 13.50 Ft x 8.83 Ft

Kitchen 7.67 Ft x 8.25 Ft

Primary Bedroom 9.17 Ft x 15.83 Ft

Bedroom 9.08 Ft x 15.25 Ft

Laundry room 8.58 Ft x 5.33 Ft

4pc Bathroom 5.00 Ft x 7.75 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

<http://www.stewartchyz.ca>

**RE/MAX**<sup>®</sup>

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

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

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