



## 13045 6 Street Calgary Alberta

\$235,000

Welcome to Unit 2203 in Canyon Pines, located in the desirable community of Canyon Meadows. This well-maintained 2-bedroom, 1-bathroom condo offers a bright and functional open-concept layout with sunny south-facing windows and a private south-facing balcony. The galley-style kitchen features modern cabinetry and appliances, with direct access to a spacious in-suite laundry and storage room. The primary bedroom includes a large walk-in closet, while the second bedroom is perfect for guests, an office, or hobbies. Recent updates include new carpet, vinyl plank flooring, fresh paint. Additional features include 1 heated underground parking stall, a secure storage locker, and access to an on-site fitness room in a Pet-friendly building. Walking distance to Canyon Meadows LRT, Fish Creek Park, and all major amenities. Ideal for first-time buyers, downsizers, or investors! (id:6769)

Laundry room 5.42 Ft x 7.75 Ft

Kitchen 8.33 Ft x 8.42 Ft

Dining room 8.42 Ft x 8.42 Ft

Living room 16.00 Ft x 11.75 Ft

Primary Bedroom 9.67 Ft x 14.33 Ft

Bedroom 7.83 Ft x 11.00 Ft

4pc Bathroom 5.00 Ft x 9.00 Ft

Other 7.00 Ft x 5.50 Ft

Listing Presented By:



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