



# 13021 6 Street Calgary Alberta

\$492,000

Welcome to this stunning 5-level split townhouse, offering a total of 2,200 sq. ft. of useable space. The home's unique layout provides both privacy and openness, with distinct levels for living, dining, and relaxing. Step into the heart of the home, where the kitchen shines with granite countertops and upgraded stainless steel appliances. The finished basement adds an extra layer of versatility, ideal for a home office, gym, or entertainment space. Your private yard also features a newly installed fence and newly painted stairs, infusing the space with a contemporary flair and creating an ideal outdoor retreat. Location is key, and this property delivers! You'll be within walking distance of LRT station and Fish Creek Provincial Park. It's just a short drive to South Centre Mall and major routes like Macleod Trail and Stoney Trail. Don't forget the top-ranking Dr. E.P. Scarlett High School, which offers AP and French Immersion programs. This is your opportunity to own a home that truly has it all. Please schedule your viewing today and start living the lifestyle you've always dreamed of! (id:6769)

- Bedroom 11.83 Ft x 11.83 Ft
- Storage 7.58 Ft x 4.67 Ft
- Furnace 13.67 Ft x 6.33 Ft
- Dining room 12.08 Ft x 22.00 Ft
- Foyer 6.50 Ft x 11.58 Ft
- Kitchen 8.08 Ft x 18.25 Ft
- Living room 13.58 Ft x 18.42 Ft
- 2pc Bathroom 3.08 Ft x 7.83 Ft

- Laundry room 8.08 Ft x 5.67 Ft
- 3pc Bathroom 8.00 Ft x 8.50 Ft
- 4pc Bathroom 8.00 Ft x 5.00 Ft
- Bedroom 9.42 Ft x 10.75 Ft
- Bedroom 10.25 Ft x 14.08 Ft
- Primary Bedroom 12.08 Ft x 14.25 Ft
- Other 10.33 Ft x 4.25 Ft

Listing Presented By:



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<https://www.wonderlandrealty.ca/>

### RE/MAX Realty Professionals

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