



# 13045 6 Street Calgary Alberta

\$205,000

Welcome to Canyon Creek Pines, an ideal condo for first-time buyers, downsizers, or investors. This ground-level unit offers 2 bedrooms and 2 full bathrooms, including a spacious primary suite with a walk-through closet and 4-piece ensuite. The bright and functional layout features an open living and dining area with plenty of natural light, a well-appointed kitchen with ample cabinet space, and the convenience of in-suite laundry with extra storage. Step out onto the sunny south-facing balcony, perfect for your morning coffee. This home also includes one underground heated parking stall and an assigned storage locker. The pet-friendly complex allows up to two pets under 14 kg, provides access to a fitness centre, and has condo fees that include heat, water/sewer, and trash removal. Located in desirable Canyon Meadows, you're within walking distance to the LRT, schools, shopping, Fish Creek Park, and major roadways. This well-kept apartment offers excellent value in a fantastic location—book your private showing today! (id:6769)

4pc Bathroom 5.00 Ft x 7.67 Ft  
 Laundry room 5.25 Ft x 8.58 Ft  
 Kitchen 8.33 Ft x 7.75 Ft  
 Dining room 8.83 Ft x 13.42 Ft

Primary Bedroom 15.92 Ft x 9.00 Ft  
 Living room 12.58 Ft x 11.42 Ft  
 Bedroom 15.25 Ft x 9.17 Ft  
 4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
 2% Realty

**RE/MAX Realty Professionals**

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