



# 13045 6 Street Calgary Alberta

\$260,000

2 BEDROOM UNIT | UNDERGROUND PARKING | WALKING DISTANCE TO FISH CREEK & THE LRT! This absolutely beautifully maintained and updated condominium has an excellent location within the community and is easy walking distance to an abundance of amenities including playgrounds, schools, sports fields, the shops and services at Avenida Place/Village shopping centres, Canyon Meadows Cinemas, Fish Creek Park & Canyon Meadows LRT Station. This unit has a very smart and functional floor plan with plenty of living space and storage. The large living room is wonderfully comfortable and bright with south-facing patio doors that lead to the oversized 13'10" x 6'8" balcony that overlooks the courtyard and is perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The spacious dining room is adjacent to the kitchen that features maple cabinets, a generous amount of counter space, tile backsplash, stainless steel appliances and direct access to the storage/laundry room with a full-size washer & dryer. The spacious primary bedroom has a bright south window, walk-in closet & is directly across from the updated 4-piece bathroom with a deep soaker tub. The second bedroom offers another sunny south window and good-sized closet. The complex has a large, landscaped courtyard, well-equipped gym, social/recreation room & this unit comes with a heated underground parking stall (#143) and storage locker (#131). The list of upgrades and additional features includes newer professional painting and flooring throughout the unit, new kitchen appliances and ceiling fans, portable air conditioner, bike storage, visitor parking and this complex is currently undergoing an exterior makeover and renovation. Welcome Home. (id:6769)

Living room 15.08 Ft x 11.83 Ft

Kitchen 8.08 Ft x 7.67 Ft

Dining room 8.25 Ft x 7.42 Ft

Primary Bedroom 14.42 Ft x 10.08 Ft

Other 6.83 Ft x 5.42 Ft

Bedroom 11.00 Ft x 8.00 Ft

Laundry room 7.75 Ft x 5.42 Ft

4pc Bathroom 8.75 Ft x 4.83 Ft

Other 13.83 Ft x 6.67 Ft

Listing Presented By:



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CIR Realty

<http://www.gordongroupcalgary.com/>

**RE/MAX Realty Professionals**

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