



## 13045 6 Street Calgary Alberta

\$263,500

Welcome to this affordable, 2 bedroom, 2 bathroom apartment in South Central Calgary! This inviting residence offers comfortable living in a convenient location. This spacious unit offers over 800 Sq.Ft. with generously sized bedrooms, including a primary bedroom with a convenient walk-in closet and 4pc ensuite. Brand new carpet has been installed throughout the unit. A large laundry room with extra shelving is conveniently located within the unit! A separate storage locker is in the underground parkade. The complex has a large landscaped courtyard, a well-equipped gym, and social/recreation room. This unit has a heated underground parking stall (#106) and a storage locker (#100). Excellent location close to schools, public transit, shopping, and Fish Creek Park's endless bike paths and outdoor opportunities. This complex truly has it all. Don't miss the chance to make this HOME today! (id:6769)

Kitchen 7.75 Ft x 8.25 Ft

Dining room 8.75 Ft x 9.25 Ft

Living room 11.42 Ft x 12.58 Ft

Primary Bedroom 9.00 Ft x 12.25 Ft

Bedroom 9.08 Ft x 10.83 Ft

Laundry room 5.25 Ft x 8.50 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

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Listing Presented By:



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eXp Realty

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca