



## 13045 6 Street Calgary Alberta

\$239,900

~~~2 Bed, 2 Bath Condo Near LRT & Amenities!~~~ | 2 BEDROOMS | 2 FULL BATHS | GROUND LEVEL | 1 UNDERGROUND HEATED STALL | STORAGE LOCKER | PET FRIENDLY COMPLEX | SOUTH FACING BALCONY | Welcome to the perfect starter home at Canyon Creek Pines. ===MAIN LEVEL=== Upon entering the foyer, there's a convenient closet for storage. The bright, open living room seamlessly connects to a dining area, which is spacious enough for entertaining. The kitchen offers ample cabinet space and everything needed for your culinary needs. This unit includes 2 bedrooms and 2 full baths, featuring a large primary bedroom with a walk-through closet and a 4-piece ensuite. The in-unit laundry room adds both convenience and extra storage. The sunny south facing balcony is perfect for a relaxing morning coffee. ---PARKING & STORAGE--- This unit comes with one underground parking stall (#32) and an assigned storage locker (#47). >>>THE COMPLEX<