



# 13045 6 Street Calgary Alberta

\$279,900

**\*\*OPEN HOUSE SUNDAY, Oct 20th, 3 pm - 5 pm\*\*** 2 Bedrooms, 2 full bathrooms, ensuite laundry, underground parking, storage room, tasteful and brand-new water-resistant flooring, no carpets, 5-year-old appliances, squeaky clean and ready to go. This fabulous home is in the SW community of Canyon Meadows, close to public transit, Southcentre Mall, Macleod Trail and Fish Creek Provincial Park. Super functional layout, with bedrooms on opposite sides for added privacy and a living room with a fireplace. The living room provides direct access to a large, enclosed patio perfect for relaxing and entertaining. This is an excellent opportunity to stop paying rent or as an investment. Book your private showing today! (id:6769)

4pc Bathroom 5.00 Ft x 7.75 Ft

4pc Bathroom 7.83 Ft x 5.00 Ft

Bedroom 9.17 Ft x 15.25 Ft

Dining room 13.42 Ft x 8.83 Ft

Kitchen 7.75 Ft x 11.58 Ft

Laundry room 8.58 Ft x 5.33 Ft

Living room 11.50 Ft x 12.67 Ft

Primary Bedroom 9.00 Ft x 15.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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