



# 13045 6 Street Calgary Alberta

\$252,500

Open House Saturday January 18th: 1:00 - 3:00 PM. Welcome to the community of Canyon Pines. This top floor, 2-bedroom, 1 bathroom unit faces west, looking over the large central courtyard. The condo has a large open living room and dining room area making it easy to entertain guests. Walk through the galley style kitchen to the pantry/storage/laundry room. Both bedrooms are spacious, and the master offers a large walk-in closet for all your cloths. The patio is perfect for BBQs, or enjoying your morning coffee on, or tending to your flower boxes. The home has had improvements over the years. In 2021, new carpet went in the living room, hallway and bedrooms. Vinyl plank flooring, went in the bathroom, dining room, kitchen and laundry room. The dishwasher was new in 2021 too. Painting in the Laundry, Kitchen, Dining & Living room, hallway and bathroom completed 2021. The wood burning fireplace had a WETT Inspection done in 01/23 and is condo board approved for use. This condo comes with TWO SIDE BY SIDE underground parking stalls. Parking is at a premium in this complex so you will love having two stalls. If you only have one car, it is easy to rent out the 2nd stall, it currently is rented to someone who would like to keep renting it. Underground parking stalls can be very expensive in other complexes, this one is included at no extra charge. Your seasonal items will fit in the storage locker in the parkade. Save on gym fees by using the work out room in the complex or enjoy the many pathways located close by. Canyon Meadows has several hidden parks and walking paths that aren't seen from the street. You will see a walkway from the sidewalk and as you follow it in, it opens into a park. The entrance to Babbling Brook Park is less then a block from your front door. It is also a short walk to Fish Creek Park. Did I say it was only a 5-minute walk to the Canyon Meadow...

Living room 11.50 Ft x 18.67 Ft  
Dining room 8.50 Ft x 8.50 Ft  
Kitchen 8.50 Ft x 7.17 Ft  
Laundry room 8.50 Ft x 6.50 Ft

Primary Bedroom 14.75 Ft x 9.25 Ft  
Bedroom 14.75 Ft x 8.25 Ft  
4pc Bathroom 7.75 Ft x 8.83 Ft  
Other 6.83 Ft x 5.50 Ft

Listing Presented By:



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