



13045 6 Street Calgary Alberta

\$199,900

Look no further! This 2-bedroom, 1-bathroom, 822 sq. ft. TOP-FLOOR unit faces the courtyard and includes in-suite laundry, underground parking, an on-site gym with sauna, and a separate storage unit. As you enter, you'll be welcomed by a spacious dining area that is open to the kitchen and living room. The bright living room features a cozy corner wood-burning fireplace and opens to a large south-facing balcony with scenic courtyard views. The kitchen offers a convenient peek-a-boo opening to the living room, perfect for entertaining while preparing meals. A generous laundry room, located just off the kitchen, doubles as a storage room or oversized pantry. The updated bathroom boasts a newer vanity and a full tile surround to the ceiling. The king-sized primary suite provides ample room for a desk area and includes a walk-in closet, while the second bedroom comfortably fits a queen bed. This home is move-in ready with neutral paint, modern trim, hard surface flooring throughout and an updated bathroom. Ideally situated just a 6-minute walk to the Canyon Meadows C-train station, a 15-minute walk to Fish Creek Park, and with quick access to Macleod Trail, this top-floor unit is a great opportunity to own your first home or as an investment property. (id:6769)

4pc Bathroom 8.75 Ft x 7.67 Ft
 Bedroom 8.25 Ft x 14.42 Ft
 Dining room 8.50 Ft x 8.25 Ft
 Kitchen 7.00 Ft x 7.58 Ft

Laundry room 5.33 Ft x 7.58 Ft
 Living room 11.83 Ft x 18.67 Ft
 Primary Bedroom 9.58 Ft x 14.42 Ft

Listing Presented By:



Originally Listed by:
 RE/MAX First

<http://lanabedard.ca/>

RE/MAX Realty Professionals

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

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