



## 13045 6 Street Calgary Alberta

\$236,900

Top-floor, two-bedroom apartment with two secure, side-by-side underground parking stalls located in the community of Canyon Meadows. This pet-friendly complex is within walking distance to the CTrain and Fish Creek Park. The unit features a spacious living room with a tile-faced wood-burning fireplace, California knockdown ceilings, and new carpet professionally installed in 2023. Sliding glass doors provide access to the balcony. A separate dining area connects to the galley-style kitchen, which includes maple cabinetry and a black appliance package. The primary bedroom includes a walk-in closet, and the home is complete with a full-size ensuite washer and dryer. In addition to the two assigned underground parking stalls, an underground storage locker is included. Building amenities include an exercise room, recreational room, and a professionally landscaped central courtyard. (id:6769)

Living room 18.83 Ft x 11.75 Ft

Dining room 7.83 Ft x 8.42 Ft

Kitchen 7.75 Ft x 7.00 Ft

Laundry room 7.83 Ft x 5.42 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 14.50 Ft x 9.42 Ft

Bedroom 14.50 Ft x 8.25 Ft

Listing Presented By:



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