

\$215,000 - 1209, 13045 6 Street Sw, Calgary

MLS® #A2108933

\$215,000

2 Bedroom, 1.00 Bathroom, 833 sqft
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

~*~OPEN HOUSE Sat 10am-1pm~*~

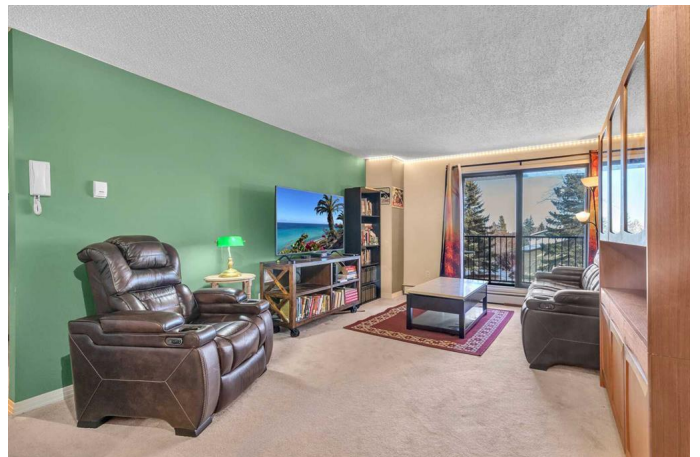
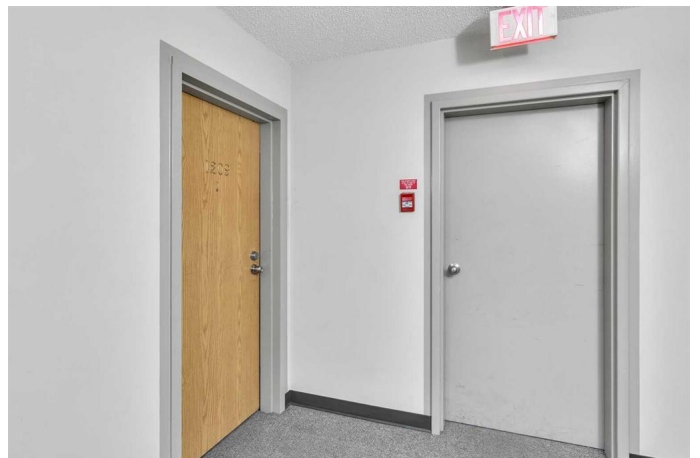
Welcome to your future home nestled in the serene neighbourhood of Canyon Meadows, where convenience meets comfort. This charming 2 bed, 1-bath apartment boasts a delightful blend of modern amenities and cozy living spaces, making it the perfect choice for first-time buyers, savvy investors, or anyone seeking a peaceful retreat near Fish Creek Provincial Park.

Step inside to discover a warm and inviting ambiance, with a spacious living area ideal for unwinding after a long day. Sliding glass doors lead to your private balcony, offering a tranquil spot to enjoy your morning coffee or bask in the sun.

The kitchen is a chef's dream, adorned with modern white cabinets, white appliances, and ample cupboard space. Whether you're hosting a dinner party or preparing a quiet meal at home, this kitchen is sure to inspire you.

The primary bedroom provides a sanctuary of relaxation, complete with a walk-in closet. A second bedroom offers versatility, perfect for accommodating guests, family members, or setting up a home office, and to finish the place off a stylish 4-piece bathroom.

Convenience is key with in-suite laundry facilities, ensuring that chores are a breeze. Plus, with heated underground parking and a designated storage locker, you'll have ample space to store your belongings securely. Explore everything this vibrant community has



to offer, with nearby amenities including schools, shopping centers, and the picturesque Fish Creek Provincial Park just moments away. With easy access to public transportation and major thoroughfares, commuting is a breeze, allowing you to enjoy all that Calgary has to offer.

Built in 1982

Essential Information

MLS® #	A2108933
Price	\$215,000
Sold Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	833
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1209, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2w 5h1

Amenities

Amenities	Bicycle Storage, Fitness Center, Parking, Secured Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

Interior

Interior Features	Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 24th, 2024
Days on Market	3
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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