

\$230,000 - 4106, 13045 6 Street Sw, Calgary

MLS® #A2112904

\$230,000

2 Bedroom, 2.00 Bathroom, 813 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Come experience the ultimate living in Calgary with this charming ground floor condo unit, offering 2 bedrooms and 2 bathrooms in Canyon Meadows! A gem that's affordable and sure to captivate first-time homebuyers or savvy investors alike. Boasting an unbeatable blend of comfort, convenience and value, this property is a must-see for anyone seeking affordable housing in Calgary.

As you walk in, you're welcomed by the bright and inviting living space. The expansive windows create a charming atmosphere that will leave you feeling relaxed and right at home. Enjoy your time with loved ones in the open-concept kitchen, living, and dining rooms. You'll absolutely love the convenience of the primary bedroom's walk-through closet leading to the ensuite.

One of the most impressive features of this unit is its picturesque courtyard view giving you a peaceful escape just outside your doorstep. With heated underground parking and storage, rest assured your vehicle and belongings are safe and secure. Take a stroll through the gorgeous walking paths of Babbeling Brooke Park only steps away from your apartment complex. Plus, your new home is just a short distance from the renowned Fish Creek Park, offering endless outdoor adventures.

Located within minutes from the C Train



station, you'll have easy access to the city's amenities and attractions. Explore nearby shopping centres, restaurants, South Centre Mall, and Stony Trail, all within easy reach of your new home. Don't miss out on this opportunity to own an affordable piece of housing in Calgary's thriving real estate market. Schedule your viewing today and embark on a new chapter of living in Calgary!

Built in 1982

Essential Information

MLS® #	A2112904
Price	\$230,000
Sold Price	\$261,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4106, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

Amenities

Amenities	Fitness Center, Party Room, Secured Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Closet Organizers, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

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

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 8th, 2024
Days on Market	1
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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