

\$260,000 - 2306, 13045 6 Street Sw, Calgary

MLS® #A2136321

\$260,000

2 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.00 Acres

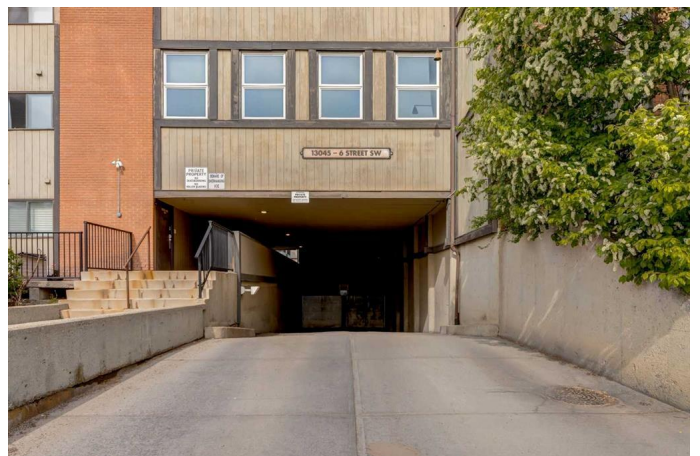
Canyon Meadows, Calgary, Alberta

This exceptional top-floor condo boasts two bedrooms, a bathroom, and modern in-suite laundry. Rarely available units offer views of the courtyard. The living spaces are adorned with laminate flooring and additional custom-built storage cabinets in the laundry/storage room. The kitchen features Maple cabinets and upgraded stainless steel appliances, complemented by an upgraded stacking washer/dryer with a front-loading washer. The bathroom includes a luxurious soaker tub. Included are underground parking stall #77 and storage locker #48, situated in the parking area. The unit presents a vast landscaped courtyard view. Amenities include an exercise room with saunas and a party room equipped with a pool table and large screen TV. Conveniently, a five-minute walk leads to the c-train station, with proximity to schools, shopping, and Fish Creek Park.

Built in 1982

Essential Information

MLS® #	A2136321
Price	\$260,000
Sold Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00



Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2306, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

Amenities

Amenities	Fitness Center, Parking
Parking Spaces	1
Parking	Parkade, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Recreation Facilities
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Cedar, Concrete

Additional Information

Date Listed	June 4th, 2024
Date Sold	June 15th, 2024
Days on Market	11

Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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