

\$229,900 - 2208, 13045 6 Street Sw, Calgary

MLS® #A2138634

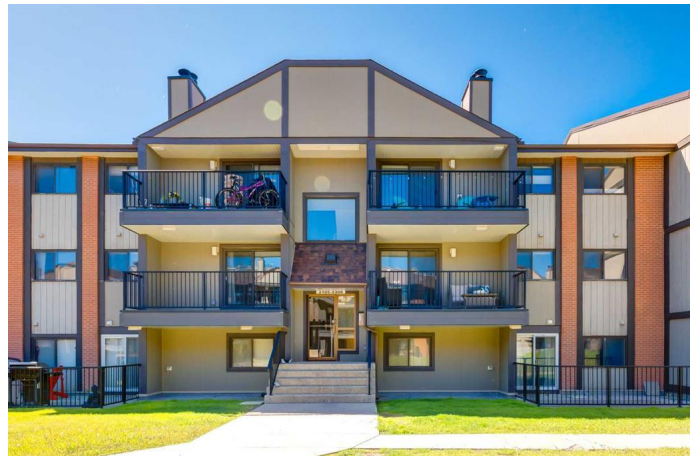
\$229,900

2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Enjoy this exceptional opportunity to own a bright and spacious 2 bedroom home with over 800 square feet of living space overlooking a peaceful, green courtyard. The warm feeling of community is evident when walking through this quiet complex which boasts heated underground parking, a separate storage locker, and a prime location with easy access to iconic Fish Creek Park, Anderson train station, and excellent access to downtown, shopping, schools, amenities, the ring road, and more. As you enter this well maintained home, you are greeted by a cheerful and stylish colour palette, tons of natural light, attractive laminate floors, and open concept living spaces. The sunny living room features plenty of space to relax and entertain and opens through sliding doors onto a large second floor balcony overlooking the peaceful courtyard providing the perfect place to unwind and enjoy the sun. Enjoy meals with loved ones around your table in the dining room which opens seamlessly into the clean and functional kitchen with maple cabinetry, ample storage, and it's own giant walk in pantry coupled with side by side in-suite laundry machines with overhead storage cabinets. The bedrooms are ideally located down the hallway and away from the main living spaces. The spacious primary retreats affords room for king sized furniture, boasts courtyard views, natural light, and showcases a large walk-in closet. The home is completed by a spacious second bedroom, a four piece



bathroom with ample storage, and a linen closet. This spacious unit is perfectly situated within walking distance to all levels of schools, shopping (including Southcenter Mall), the Anderson LRT and other transit options. Enjoy bike rides through Fish Creek Park and the many outdoor activities it has to offer. On top of this, Canyon Meadows Pines is a well managed complex which offers an array of amenities such as a fitness centre, sauna, and party room.

Built in 1982

Essential Information

MLS® #	A2138634
Price	\$229,900
Sold Price	\$252,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	826
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2208, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

Amenities

Amenities	Fitness Center, Parking, Sauna, Secured Parking
Parking Spaces	1

Parking	Assigned, Heated Garage, Parkade, Underground
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Interior

Interior Features	Ceiling Fan(s), Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 21st, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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