

\$239,900 - 4113, 13045 6 Street Sw, Calgary

MLS® #A2142110

\$239,900

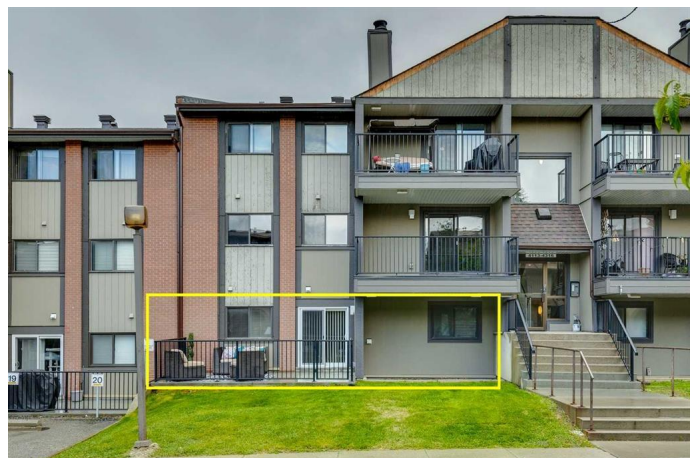
2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

***OPEN HOUSE NOW

CANCELLED**Welcome to this charming 2-bedroom, 2-bathroom condo nestled in the attractive community of Canyon Meadows. This corner ground-level unit offers over 800 sqft with ample storage options throughout and a host of appealing features. The galley kitchen is equipped with stainless steel appliances, over the range built-in microwave, double sink, and wood cabinets. Open concept dining and living room with large full sliding doors leading to your walkout patio overlooking greenspace and the quiet side street. This unit features a highly sought after second 4-piece bathroom, a luxury not seen in the recent sales in this complex. The primary bedroom features a large walk-through closet, continuing to the private 4-piece bathroom en-suite with a huge vanity and fully tiled shower/bath. Second bedroom, an oversized laundry room with side by side washer and dryer and additional storage. Residents also enjoy access to a spacious shared courtyard, enhancing the sense of community. Additional amenities include a fitness center with saunas, a party room, secured underground parking and visitor parking, along with extra storage options and additional parking available for rent as low as \$35 from the board. Canyon Meadows enjoys close proximity to playgrounds, parks, and walking/bike paths. Canyon Meadows has their own golf course, tennis courts and even an aquatic centre, this neighbourhood has everything you could want



within 5 minutes from your doorstep. This home is only minutes away from Fish Creek Park and the LRT station, offering easy access to urban amenities while maintaining a tranquil environment. With its blend of comfort, functionality, and prime location, this condo presents an excellent opportunity for both homeowners and investors alike. Don't miss out on making this your new home!

Built in 1982

Essential Information

MLS® #	A2142110
Price	\$239,900
Sold Price	\$261,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4113, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5H1

Amenities

Amenities	Fitness Center, Party Room, Recreation Room, Sauna, Secured Parking, Storage, Visitor Parking
Parking Spaces	1

Parking	Assigned, Covered, Underground
---------	--------------------------------

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, See Remarks, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Playground, Private Entrance
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 24th, 2024
Days on Market	5
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.