

\$260,000 - 4216, 13045 6 Street Sw, Calgary

MLS® #A2145281

\$260,000

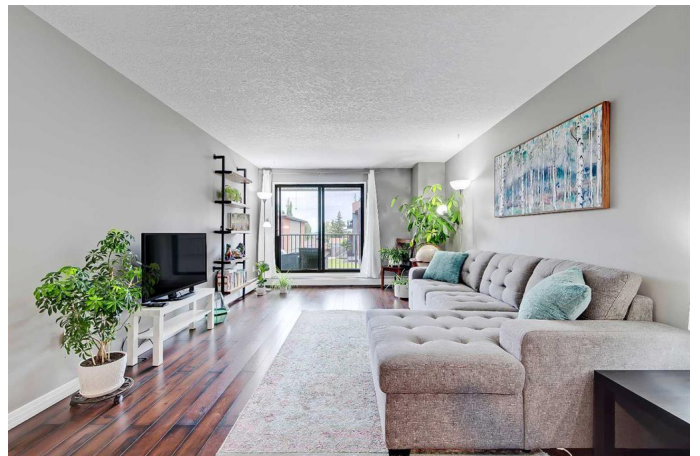
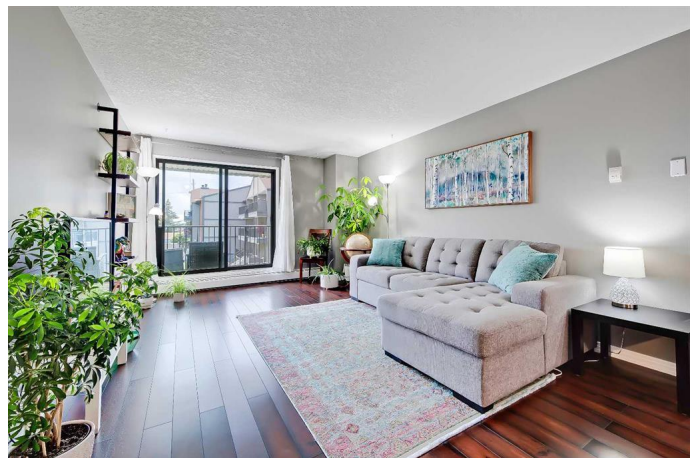
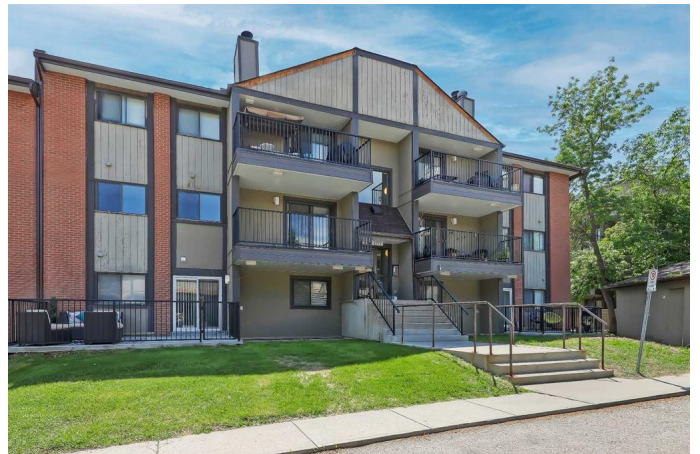
2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

2 BEDROOM UNIT | UNDERGROUND
PARKING | WALKING DISTANCE TO FISH
CREEK & THE LRT!

This absolutely beautifully maintained and updated condominium has an excellent location within the community and is easy walking distance to an abundance of amenities including playgrounds, schools, sports fields, the shops and services at Avenida Place/Village shopping centres, Canyon Meadows Cinemas, Fish Creek Park & Canyon Meadows LRT Station. This unit has a very smart and functional floor plan with plenty of living space and storage. The large living room is wonderfully comfortable and bright with south-facing patio doors that lead to the oversized 13' x 6' balcony that overlooks the courtyard and is perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The spacious dining room is adjacent to the kitchen that features maple cabinets, a generous amount of counter space, tile backsplash, stainless steel appliances and direct access to the storage/laundry room with a full-size washer & dryer. The spacious primary bedroom has a bright south window, walk-in closet & is directly across from the updated 4-piece bathroom with a deep soaker tub. The second bedroom offers another sunny south window and good-sized closet. The complex has a large, landscaped courtyard, well-equipped gym, social/recreation room & this unit comes with a



heated underground parking stall (#143) and storage locker (#131). The list of upgrades and additional features includes newer professional painting and flooring throughout the unit, new kitchen appliances and ceiling fans, portable air conditioner, bike storage, visitor parking and this complex is currently undergoing an exterior makeover and renovation. Welcome Home.

Built in 1982

Essential Information

MLS® #	A2145281
Price	\$260,000
Sold Price	\$255,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	835
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	4216, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

Amenities

Amenities	Bicycle Storage, Fitness Center, Sauna, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Guest, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Window Unit(s)
# of Stories	3

Exterior

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

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 19th, 2024
Days on Market	21
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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