

\$399,000 - 13023 6 Street Sw, Calgary

MLS® #A2146434

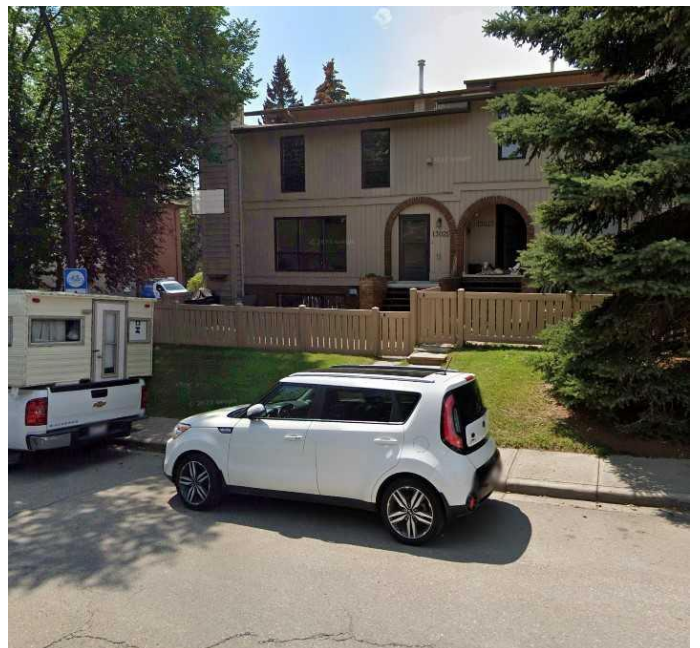
\$399,000

3 Bedroom, 2.00 Bathroom, 1,786 sqft

Residential on 3.46 Acres

Canyon Meadows, Calgary, Alberta

OPEN HOUSE - SATURDAY, JULY 13th - 2 to 4 pm This is a VERY LARGE (TOTAL USABLE SQ. FOOTAGE of 2,149 sq. ft.) FAMILY TownHOME that is well located and within walking distance to LRT, Fish Creek, Schools and it has quick access to shopping. The kitchen has been upgraded with newer (check out the beautiful "FLAT" ceiling) style cabinetry, backsplash and ceramic tile floor. This is an open concept that has "flow" from the kitchen to the dining room and then to the great room and living room. There is a corner gas fireplace as well. The upper levels have three good sized bedrooms, one with a very cute play area for your kids! The Master Suite has a huge 5 pc. "Jack and Jill" En-suite including a jetted tub, separate shower, two sinks, newer cabinetry and a tile large walk-in closet. This townHOME has a front and back entrance. The patio borders on 6th Street (parking on the street) and is very welcoming with a handy entrance way into your new well priced townHOME! Notice the large patio with brick courtyard and newer fencing. There is an over sized single attached garage at the rear entrance with a three-piece bathroom at the entrance way. This development has a green space, guest parking and new insulation in the attic in 2023 and new fence in 2023. This TownHOME is so large it feels like you are inside YOUR NEW HOME! Where can you find this much sq. footage for this price anywhere in Calgary? Some detached homes do not have this much



sq. footage! Park right outside your patio!

Built in 1976

Essential Information

MLS® #	A2146434
Price	\$399,000
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,786
Acres	3.46
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	13023 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4J8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Few Trees
Roof	Asphalt
Construction	Brick, Concrete, Wood Frame
Foundation	Slab

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 25th, 2024
Days on Market	20
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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