

\$450,000 - 13021 6 Street Sw, Calgary

MLS® #A2159713

\$450,000

4 Bedroom, 3.00 Bathroom, 1,640 sqft
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this stunning 5-level split townhouse, offering a total of 2,200 sq. ft. of useable space. The home's unique layout provides both privacy and openness, with distinct levels for living, dining, and relaxing. Step into the heart of the home, where the kitchen shines with granite countertops and upgraded stainless steel appliances. The finished basement adds an extra layer of versatility, ideal for a home office, gym, or entertainment space. Your private yard also features a newly installed fence and newly painted stairs, infusing the space with a contemporary flair and creating an ideal outdoor retreat. Location is key, and this property delivers! You'll be within walking distance of LRT station and Fish Creek Provincial Park. It's just a short drive to South Centre Mall and major routes like Macleod Trail and Stoney Trail. Don't forget the top-ranking Dr. E.P. Scarlett High School, which offers AP and French Immersion programs. This is your opportunity to own a home that truly has it all. Please schedule your viewing today and start living the lifestyle you've always dreamed of!

Built in 1976

Essential Information

MLS® #	A2159713
Price	\$450,000



Sold Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,640
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Sold

Community Information

Address	13021 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 4J8

Amenities

Amenities	Visitor Parking, Parking, Playground, Park, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage, Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Private Yard, Light
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood S
Foundation	Poured Concrete



Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 27th, 2024
Days on Market	36
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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