

# \$249,900 - 2310, 13045 6 Street Sw, Calgary

MLS® #A2165241

## \$249,900

2 Bedroom, 1.00 Bathroom, 810 sqft

Residential on 0.00 Acres

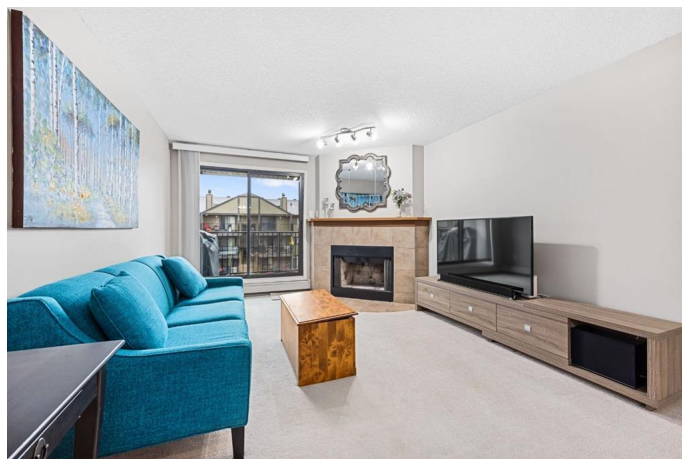
Canyon Meadows, Calgary, Alberta

What an amazing opportunity for a first time buyer OR for an investor looking to rent a 2 Bedroom/4 Piece Bathroom apartment in the community of Canyon Meadows. This unit is mere steps to Fish Creek and to the LRT system. Enjoy a private balcony overlooking a spacious courtyard after parking your car in the heated parkade. There is ample storage in the unit with additional underground storage provided. Be sure to notice the nearly brand new washer and dryer, alongside a good sized nook/pantry room. The master bedroom has a large walk-in closet and plenty of room for your favourite sleeping arrangement. The kitchen is open with great views to the warm living room facing the fireplace and out into the courtyard. This exceptionally clean, organized apartment ticks all the boxes and will not last long so book your appointment to view today.

Built in 1982

## Essential Information

MLS® #	A2165241
Price	\$249,900
Sold Price	\$240,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00



Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	2310, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

### Amenities

Amenities	Other, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, See Remarks

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, See Remarks
# of Stories	3

### Exterior

Exterior Features	Balcony, Courtyard, Storage
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2024
Date Sold	October 10th, 2024

Days on Market	23
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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