

# \$239,900 - 2105, 13045 6 Street Sw, Calgary

MLS® #A2170184

**\$239,900**

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

~~~2 Bed, 2 Bath Condo Near LRT & Amenities!~~~ | 2 BEDROOMS | 2 FULL BATHS | GROUND LEVEL | 1 UNDERGROUND HEATED STALL | STORAGE LOCKER | PET FRIENDLY COMPLEX | SOUTH FACING BALCONY |

Welcome to the perfect starter home at Canyon Creek Pines. ===MAIN LEVEL=== Upon entering the foyer, there's a convenient closet for storage. The bright, open living room seamlessly connects to a dining area, which is spacious enough for entertaining. The kitchen offers ample cabinet space and everything needed for your culinary needs. This unit includes 2 bedrooms and 2 full baths, featuring a large primary bedroom with a walk-through closet and a 4-piece ensuite. The in-unit laundry room adds both convenience and extra storage. The sunny south facing balcony is perfect for a relaxing morning coffee. ---PARKING & STORAGE--- This unit comes with one underground parking stall (#32) and an assigned storage locker (#47). >>>THE COMPLEX<<< The complex features a fitness center, allows up to two pets under 14 kg, and condo fees include heat, water/sewer, and trash. [[[THE COMMUNITY]]] Located in Canyon Meadows, this community is known for its excellent K to 9 schools, shopping options, amenities, Fish Creek Park, and proximity to major roadways. It's also within walking distance of the LRT. This amazing apartment won't last long! book your showing today!



Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2170184    |
| Price          | \$239,900   |
| Sold Price     | \$240,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 819         |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2105, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W5H1                  |

## Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Fitness Center       |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | None                                                                        |

|              |   |
|--------------|---|
| # of Stories | 4 |
|--------------|---|

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Courtyard                         |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Wood Frame, Wood Siding |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 2nd, 2024  |
| Date Sold      | October 11th, 2024 |
| Days on Market | 9                  |
| Zoning         | M-C1               |
| HOA Fees       | 0.00               |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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