

2310, 13045 6 Street SW
Calgary, Alberta

MLS # A2165241



\$249,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 810 sq.ft. | Age: | 1982 (42 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, See Remarks | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard, See Remarks

Water: -

Floors: Carpet, Laminate, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 598

Basement: -

LLD: -

Exterior: Brick, Wood Siding

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

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.