

3101, 13045 6 Street SW  
Calgary, Alberta

MLS # A2172138



**\$269,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** NA

This MAIN floor RENOVATED CONDO is tucked away to provide you with your little piece of heaven steps away from FISH CREEK PARK!! This large 2-bedroom 2-bathroom WEST FACING unit gives you lots of natural light, featuring updated flooring and lighting & fresh paint throughout. The open floor plan features an UPGRADED KITCHEN with stainless steel appliances, newer countertops and backsplash. The extra-large primary bedroom has a 4-piece ensuite and walk-through closets. The 2nd bedroom is also a good size and is perfect for guests or a home office. Large in suite laundry room with your own washer and dryer. You will enjoy those warm summer nights on your private patio. One underground parking and a storage locker and access to the facility gym, sauna and recreation room comes with the purchase of this unit. Small pets are allowed with board approval. Quick access to McLeod Trail and loads of amenities close by including the LRT and the trendy shops and restaurants of Avenida. What are you waiting for? Quick possession possible! Call today and make this your new home!