

# \$227,500 - 2104, 13045 6 Street Sw, Calgary

MLS® #A2256445

**\$227,500**

2 Bedroom, 2.00 Bathroom, 824 sqft

Single Family on 0.00 Acres

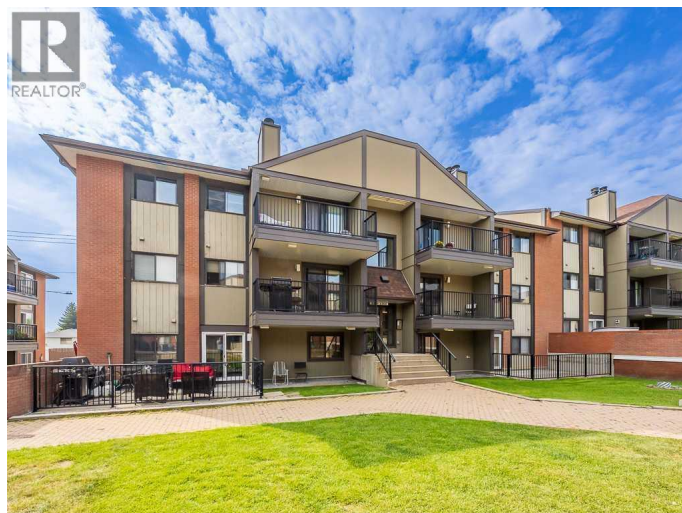
Canyon Meadows, Calgary, Alberta

Welcome to this two-bedroom, two-bathroom corner unit with a private patio located in the upscale community of Canyon Meadows, conveniently located just steps from Canyon Meadows LRT Station. Enjoy quick access to Fish Creek Park, Babbling Brook Park, Canyon Meadows Golf Club, and the Canyon Meadows Aquatic & Fitness Centre. The active community association also offers an outdoor skating rink and year-round events. This well-managed, pet-friendly (with restrictions) complex features a welcoming inner courtyard and a fully equipped fitness room. Inside, the unit is move-in ready with fresh paint, upgraded closet organizers, a new ceiling fan, and newer appliances. Both bedrooms are generously sized, including a primary retreat with a four-piece ensuite bathroom and walk-in closet. The oversized laundry room offers a newer stacked washer/dryer plus plenty of storage space. Additional features include secure underground parking and a private storage locker. Perfect for a first-time buyer or savvy investor. Call for a private showing today! (id:6289)

Built in 1982

## Essential Information

Listing #	A2256445
Price	\$227,500
Bedrooms	2



Bathrooms	2.00
Square Footage	824
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	2104, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W5H1

### Amenities

Amenities	Golf Course, Schools, Shopping, Exercise Centre, Recreation Centre
Features	Closet Organizers
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

### Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

### Exterior

Exterior	Brick, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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