



THE
A-TEAM

**RE/MAX
FIRST**

13045 6 Street #3113, Calgary T2W 5H1

MLS®#: **A2154049** Area: **Canyon Meadows** Listing Date: **07/31/24** List Price: **\$284,900**
 Status: **Active** County: **Calgary** Change: **-\$100, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **827**
 Low Sqft:
 Ttl Sqft: **827**

DOM

49
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Parkade,Underground**

Utilities and Features

Roof: Asphalt Shingle	Construction: Brick,Cedar,Wood Frame
Heating: Baseboard,Hot Water	Flooring: Ceramic Tile,Laminate
Sewer:	Water Source:
Ext Feat: Courtyard,Private Entrance,Private Yard	Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer	
Int Feat: Ceiling Fan(s),No Animal Home,No Smoking Home	
Utilities:	

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`6" x 12`8"	Dining Room	Main	13`6" x 8`10"
Kitchen	Main	7`8" x 8`3"	Bedroom - Primary	Main	9`2" x 15`10"
Bedroom	Main	9`1" x 15`3"	Laundry	Main	8`7" x 5`4"
4pc Bathroom	Main	5`0" x 7`9"	4pc Ensuite bath	Main	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee: \$598	Title: Fee Simple	Zoning: M-C1
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Fee Freq:
Monthly

Legal Desc: **8510280**

Remarks

Pub Rmks: **Welcome to this Affordable, Freshly Painted, 2-Bedroom, 2-Bathroom Apartment in South Central Calgary! New laminate flooring in the two bedroom, the closets, the living room, and the dining area. The property shows great. This spacious unit offers over 800 sq. ft. of comfortable living space and includes a cozy fireplace. The layout is ideal for roommates, featuring bedrooms on opposite sides of the apartment, each with its own bathroom. The master bedroom boasts a walk-through closet leading to a 4-piece ensuite. Key Features: Updated Kitchen: All appliances were replaced in 2019. Storage Solutions: Large laundry room with extra shelving and a separate storage locker in the underground parkade. Outdoor Space: Enjoy summer evenings on your 16'9" x 9'8" west-facing patio, which is fenced, gated, and equipped with a keyed patio door for easy access. Convenient Parking: Drive up to your unit to unload groceries before parking in your underground stall. Location Advantages: Public Transit: Only a 5-minute walk to Canyon Meadows LRT Station, with a bus stop right in front of the building. Nearby Parks: Less than a block from Babbling Brook Park and a short walk to Fish Creek Park. Community: The complex is situated in Canyon Meadows, known for its hidden parks and walking paths. Additional Amenities: On-Site Fitness: Save on gym fees with access to the workout room in the complex. Nearby Services: Close to schools and shopping. Pet Policy: Two pets allowed, each up to 14 kg. This property is vacant and move-in ready as soon as the legal work is complete. Don't miss out—contact your realtor to schedule a viewing today!**

Inclusions: **None**
Property Listed By: **TREC The Real Estate Company**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













