



THE
A-TEAM

**RE/MAX
FIRST**

13021 6 Street, Calgary T2W 4J8

MLS® #: **A2159713**

Area: **Canyon Meadows**

Listing Date: **08/22/24**

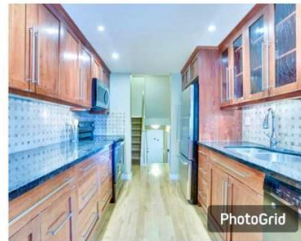
List Price: **\$450,000**

Status: **Pending**

County: **Calgary**

Change: **-\$42k, 01-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

DOM

27
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **5 Level Split**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Dog Run,Lighting,Private Yard,Rain Gutters**

Construction: **Brick,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,No Animal Home,No Smoking Home,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`1" x 22`0"
Kitchen	Main	8`1" x 18`3"
3pc Ensuite bath	Upper	8`0" x 8`6"
Bedroom	Upper	9`5" x 10`9"
Bedroom - Primary	Upper	12`1" x 14`3"
2pc Bathroom	Main	3`1" x 7`10"
Bedroom	Lower	11`10" x 11`10"
Furnace/Utility Room	Lower	13`8" x 6`4"

Room	Level	Dimensions
Foyer	Main	6`6" x 11`7"
Living Room	Main	13`7" x 18`5"
4pc Bathroom	Upper	8`0" x 5`0"
Bedroom	Upper	10`3" x 14`1"
Walk-In Closet	Upper	10`4" x 4`3"
Laundry	Main	8`1" x 5`8"
Storage	Lower	7`7" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$654

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: 7911226

Remarks

Pub Rmks: **Welcome to this stunning 5-level split townhouse, offering a total of 2,200 sq. ft. of useable space. The home's unique layout provides both privacy and openness, with distinct levels for living, dining, and relaxing. Step into the heart of the home, where the kitchen shines with granite countertops and upgraded stainless steel appliances. The finished basement adds an extra layer of versatility, ideal for a home office, gym, or entertainment space. Your private yard also features a newly installed fence and newly painted stairs, infusing the space with a contemporary flair and creating an ideal outdoor retreat. Location is key, and this property delivers! You'll be within walking distance of LRT station and Fish Creek Provincial Park. It's just a short drive to South Centre Mall and major routes like Macleod Trail and Stoney Trail. Don't forget the top-ranking Dr. E.P. Scarlett High School, which offers AP and French Immersion programs. This is your opportunity to own a home that truly has it all. Please schedule your viewing today and start living the lifestyle you've always dreamed of!**

Inclusions:
Property Listed By: **N/A
Homecare Realty Ltd.**

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

