

**13045 6 Street #1108, Calgary T2W 5H1**

MLS® #: **A2174145** Area: **Canyon Meadows** Listing Date: **11/03/24** List Price: **\$250,000**  
 Status: **Active** County: **Calgary** Change: **-\$8k, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1982**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Owned,Underground**

Finished Floor Area

Abv Sqft: **826**  
 Low Sqft:  
 Ttl Sqft: **826**

DOM

**87**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Hot Water,Other**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Cedar,Wood Frame**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`4" x 8`4"	Living Room	Main	12`11" x 11`6"
Kitchen	Main	7`9" x 7`8"	Bedroom - Primary	Main	16`2" x 9`0"
Bedroom	Main	13`0" x 9`1"	4pc Ensuite bath	Main	7`8" x 4`11"
4pc Bathroom	Main	7`8" x 4`11"	Laundry	Main	8`7" x 5`2"
Walk-In Closet	Main	5`2" x 6`1"	Other	Main	16`8" x 10`3"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$588

**Fee Simple**  
Fee Freq:  
**Monthly**

**M-C1**

Legal Desc: **8510280**

Remarks

Pub Rmks: **This unit with Two bedrooms and two bathrooms(4 Piece Ensuite and 4 Piece) with underground assigned parking stall. In unit laundry with washer and dryer. Primary bedroom with walk in closet. Five minutes walk to LRT station. Close to Fish Creek Park and Canyon Meadows Golf Club. This pet friendly (With restrictions) unit has green spaces and a well equipped fitness room. West side is a Huge Landscaped Courtyard. Private patio area for summer BBQ's. In Suite storage with assigned storage locker located in the parkade area. Close to school and shopping area. Investor or first time buyers book you appontment for showing. Hurry...**

Inclusions:  
Property Listed By: **NONE**  
**Century 21 Bravo Realty**

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











