



THE
A-TEAM

**RE/MAX
FIRST**

13045 6 Street #3311, Calgary T2W 5H1

MLS® #: **A2180359**

Area: **Canyon Meadows**

Listing Date: **11/27/24**

List Price: **\$255,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **817**
Low Sqft:
Ttl Sqft: **817**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

24
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **See Remarks**
Int Feat: **Built-in Features,Ceiling Fan(s),Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`8" x 11`9"	Dining Room	Main	8`4" x 8`2"
Kitchen	Main	8`4" x 7`3"	Bedroom - Primary	Main	14`6" x 9`4"
Bedroom	Main	11`4" x 8`4"	4pc Bathroom	Main	8`9" x 4`11"
Laundry	Main	7`9" x 5`5"			

Legal/Tax/Financial

Condo Fee:
\$588

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **8510280**

Remarks

Pub Rmks: **Located in a quiet and sought-after neighborhood of Canyon Meadows, this top-floor condo offers a perfect blend of comfort and convenience. With 2 spacious bedrooms, including a master with a walk-in closet, this home is ideal for those seeking a practical and functional layout. The bathroom features a 4-piece tub/shower combo, providing everything you need for everyday living. The open-concept living space with cozy fireplace is both welcoming and versatile, offering plenty of room for relaxation or entertaining. Large windows allow natural light to fill the space, creating a warm and inviting atmosphere. You'll also appreciate the convenience of in-suite laundry and additional storage, making it easy to stay organized. Step outside to your private west-facing balcony—perfect for enjoying a morning coffee or taking in the beautiful sunsets. For added convenience, this unit includes an underground parking stall and a secure storage locker, ensuring your vehicle and belongings are safe year-round. With access to public transit, including the nearby Canyon Meadows LRT station and bus routes, commuting is a breeze. Plus, enjoy the nearby outdoor activities at Fish Creek Park and Babbling Brook, perfect for hiking, walking, or just getting some fresh air. This well-located condo offers everything you need for an easy, low-maintenance lifestyle—whether you're looking for a quiet retreat or easy access to local amenities like shopping, dining, and professional services.**

Inclusions: **Dishwasher, Refrigerator, Stove, Washer/Dryer & Window Coverings**
Property Listed By: **RE/MAX Real Estate (Central)**

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







