



THE
A-TEAM

**RE/MAX
FIRST**

13045 6 Street #4116, Calgary T2W 5H1

MLS® #: **A2183828**

Area: **Canyon Meadows**

Listing Date: **12/17/24**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **830**
Low Sqft:
Ttl Sqft: **830**

Assigned, Guest, Parkade, Underground

DOM

36

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**
Sewer:
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Closet Organizers, Metal Counters, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`6" x 7`8"
Living Room	Main	13`0" x 11`6"
Balcony	Main	20`4" x 6`6"
Bedroom	Main	15`2" x 9`1"
4pc Ensuite bath	Main	7`9" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`5" x 8`6"
Laundry	Main	8`9" x 5`3"
Bedroom - Primary	Main	16`2" x 9`4"
4pc Bathroom	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$610

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8510280**

Remarks

Pub Rmks: **Welcome to your beautifully renovated, 2 bedroom 2 bathroom corner unit in the Canyon Pines! Upon entry, you will be wowed by the new vinyl plank flooring and renovated entryway, perfect for you to hang up your coats and tuck your boots away! Moving throughout the spacious unit, you will be wowed by the newly painted kitchen cabinets and industrial stainless steel countertops. With brand new appliances (two months old), this kitchen is ready for you to test out your culinary skills. Moving past the kitchen, you will find an ample sized dining room open to the grand living room adorned with a stunning fireplace. With sliding doors that lead to your extensive balcony that overlooks the massive courtyard, this is the perfect space for entertaining and enjoying the beautiful summer nights Calgary has to offer. The large primary bedroom is a perfect tranquil retreat, with a walk through closet to your four piece ensuite, it has everything you need. A large second bedroom and four piece bathroom with new vanity and flooring is perfect for guests or for your home office. Completing this unit is your large laundry room that allows for plenty of extra storage. With quick access to MacLeod Trail, shopping, and Fish Creek Provincial Park nearby, this unit is ready to be called yours!**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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







