



THE
A-TEAM

**RE/MAX
FIRST**

13045 6 Street #3213, Calgary T2W 5H1

MLS®#: **A2184217** Area: **Canyon Meadows** Listing Date: **01/08/25** List Price: **\$234,900**
 Status: **Pending** 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: **824**
 Low Sqft:
 Ttl Sqft: **824**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Assigned,Heated Garage,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Laminate Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 8`9"	Bedroom	Main	14`5" x 7`11"
Dining Room	Main	13`2" x 8`5"	Kitchen	Main	7`8" x 7`2"
Laundry	Main	7`9" x 5`4"	Living Room	Main	18`9" x 11`10"
Bedroom - Primary	Main	14`5" x 9`9"			

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **8510280**

Remarks

Pub Rmks: **Best priced 2 bedroom apartment with in suite laundry and secured heated underground parking in the South part of Calgary. Nestled in a peaceful location, this freshly updated second-floor unit combines comfort, convenience, and charm. Stepping inside, you're greeted by a spacious, open layout adorned with new light fixtures, freshly painted walls, and stylish new sink faucets. The large primary bedroom boasts a walk-in closet, while a second bedroom offers versatility for guests, a home office, or creative space. Enjoy the convenience of in-suite laundry with additional storage, ensuring everything has its place. Unwind on your west-facing balcony, perfect for sipping coffee or catching breathtaking sunsets against the backdrop of lush spruce trees. And when winter rolls around, your heated underground parking spot and secure storage locker keep your car and belongings safe and warm. Stay active in the building's fitness center, or venture out to the nearby Fish Creek Park and Babbling Brook for scenic walks and outdoor adventures. Canyon Meadows offers a lifestyle like no other with an array of amenities, including shopping, entertainment, sports facilities, and professional services. Commuting is a breeze with convenient public transit options, including bus routes and the Canyon Meadows LRT station, just four blocks away. Whether you're looking for serenity or convenience, this condo checks every box. Welcome home!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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





