



THE
A-TEAM

**RE/MAX
FIRST**

13045 6 Street #1306, Calgary T2W 5H1

MLS® #: **A2185968**

Area: **Canyon Meadows**

Listing Date: **01/15/25**

List Price: **\$252,500**

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:

Finished Floor Area

Abv Sqft: **827**
Low Sqft:
Ttl Sqft: **827**

DOM

83

Layout

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Landscaped,Lawn

Assigned,Parkade,Secured,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`6" x 18`8"
Kitchen	Main	8`6" x 7`2"
Bedroom - Primary	Main	14`9" x 9`3"
4pc Bathroom	Main	7`9" x 8`10"

Room	Level	Dimensions
Dining Room	Main	8`6" x 8`6"
Laundry	Main	8`6" x 6`6"
Bedroom	Main	14`9" x 8`3"
Walk-In Closet	Main	6`10" x 5`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$610

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 8510280

Remarks

Pub Rmks: **Welcome to the community of Canyon Pines. This top floor, 2-bedroom, 1 bathroom unit faces west, looking over the large central courtyard. In a wood frame building the top floor is where you want to be. There is no one walking overhead. The condo has a large open living room and dining room area making it easy to entertain guests. Walk through the galley style kitchen to the pantry/storage/laundry room. Both bedrooms are spacious, and the master offers a large walk-in closet for all your cloths. The patio is perfect for BBQs, or enjoying your morning coffee on, or tending to your flower boxes. The home has had improvements over the years. In 2021, new carpet went in the living room, hallway and bedrooms. Vinyl plank flooring, went in the bathroom, dining room, kitchen and laundry room. The dishwasher was new in 2021 too. Painting in the Laundry, Kitchen, Dining & Living room, hallway and bathroom completed 2021. The wood burning fireplace had a WETT Inspection done in 01/23 and is condo board approved for use. This condo comes with TWO SIDE BY SIDE underground parking stalls. Parking is at a premium in this complex so you will love having two stalls. If you only have one car, it is easy to rent out the 2nd stall, it currently is rented to someone who would like to keep renting it. Underground parking stalls can be very expensive in other complexes, this one is included at no extra charge. Your seasonal items will fit in the storage locker in the parkade. Save on gym fees by using the work out room in the complex or enjoy the many pathways located close by. Canyon Meadows has several hidden parks and walking paths that aren't seen from the street. You will see a walkway from the sidewalk and as you follow it in, it opens into a park. The entrance to Babbling Brook Park is less then a block from your front door. It is also a short walk to Fish Creek Park. Did I say it was only a 5-minute walk to the Canyon Meadows LRT Station? There is also a bus stop right in front of the building. You will be close to shopping, restaurants and many other amenities. 2 pets allowed with a weight restriction of up to 14kg per pet. There are no elevators in this complex.**

Inclusions:
Property Listed By: Shelves in Laundry/Storage Room
TREC The Real Estate Company

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













