

4211, 13045 6 Street SW  
Calgary, Alberta

MLS # A2282800



## \$215,000

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 263
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Keyfob

Welcome to this bright and spacious two-bedroom unit in the popular and mature neighborhood of Canyon Meadows! When you enter, you will immediately notice the newer laminate flooring, and the updated full maple kitchen, with full size appliances, and a large pantry and laundry area. The dining room is just off the kitchen, and quickly leads you to a large living room that overlooks the balcony through large patio doors, allowing for plenty of natural light or a fresh breeze. Down the hall you will find an updated four piece bathroom, and two spacious bedrooms, the largest of which is the master that also boasts a walk in closet. Topped off with underground parking, separate storage, fitness center, and an amazing location, a short distance to schools, shopping, the LRT, and fish creek park. Call today for your own private showing!