



GRASSROOTS
REALTY GROUP

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3207, 13045 6 Street SW
Calgary, Alberta

MLS # A2307524



\$204,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Front Drive, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Vinyl
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Siding
Foundation:	-
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 627
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Seller maybe willing to provide her original washer/dryer (they work and we could send pics)

Brand new renovations throughout for this stunning 2 bedroom 1 full bathroom 2nd floor corner unit in Canyon Pines. Popular complex with incredible central courtyard, large amenity room boasting gym and meeting area, secured underground heated parkade and handy storage locker. There are brand new vinyl plank floors throughout, fresh paint everywhere, newer baseboards, new light fixtures, new appliances as well. Plenty of space with a large open living room that has sliding glass doors to a huge private balcony. The kitchen has lots of cabinets and counter top space and overlooks the living room, there are brand new SS appliances included as well. The storage/laundry room is just off the kitchen and has decent space for your extra stuff. The dining room is large enough for your oversized table and cabinet as well. The primary bedroom is a great size and is nice n bright n airy with a good sized closet. The 2nd bedroom is perfect for a young one or would make a great home office. The 4 pce bathroom has new flooring, tiled surround, bathtub & hardware. Check out the secured underground parking (stall #40) & the storage locker (#156). If you would like to check out the gym/amenity room walk across the courtyard to the main building on 6th street. Fantastic location in the heart of Canyon Meadows across the street from Babbling Brook creek park. Easy walk to the LRT and bus stop right outside the front building. Fish Creek Park is an easy walk as well. All the amenities are nearby including schools, shopping, groceries and restaurants. Come check out this move in ready beauty.