



13005 6 Street SW
Calgary, Alberta

MLS # A2320000

\$425,000



Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,805 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

OPEN HOUSE SAT 1-3PM/SUN 12-2PM. Some homes surprise you in the best way, and this is one of them. Rarely do units come available in this charming townhouse complex, and once you step inside, it's easy to see why owners tend to stay. A welcoming brick archway sets the tone at both the front and rear entrances, offering a level of character you don't often find in townhouse living. From the entry level, you'll find access to the single attached garage, along with a convenient laundry area and a full 3-piece bathroom, ideal for everyday function and guests alike. Just a few steps up, the home opens into a warm and inviting family room featuring a corner fireplace. From here, you're drawn outside to one of the home's most delightful surprises: a private brick courtyard patio. Framed by mature greenery and offering just the right amount of privacy, it feels like a hidden outdoor retreat, perfect for morning coffee, summer evenings, or simply unwinding in your own space. The next level brings in beautiful natural light with a well-designed kitchen and bright breakfast nook overlooking the surroundings. A formal dining area and an additional living space on this level create flexibility for both entertaining and everyday living, giving the home a rare sense of openness and flow. Up one level are two well sized bedrooms, thoughtfully separated from the main living areas to provide comfort and privacy. The top level is dedicated to the primary retreat, complete with its own ensuite bathroom, along with a full main bathroom that also serves the two bedrooms, offering a smart and highly functional layout. The lower level adds even more versatility with a fully developed space that can function as a recreation room, home office, gym, or whatever suits your needs best. With over 1,800 square feet, this home offers the space and feel of

a detached property while maintaining the ease of townhouse living. Parking is also a standout feature with a single attached garage, driveway space, and additional street parking right outside the courtyard entrance. This unit also comes with 2 assigned visitor parking spots. Perfectly located, you're within walking distance to Canyon Meadows LRT, Fish Creek Park, schools, shopping, dining, and major routes including Macleod Trail, making commuting and daily errands simple and convenient. A rare combination of character, space, and location, this is a home that truly needs to be experienced in person to be fully appreciated.