

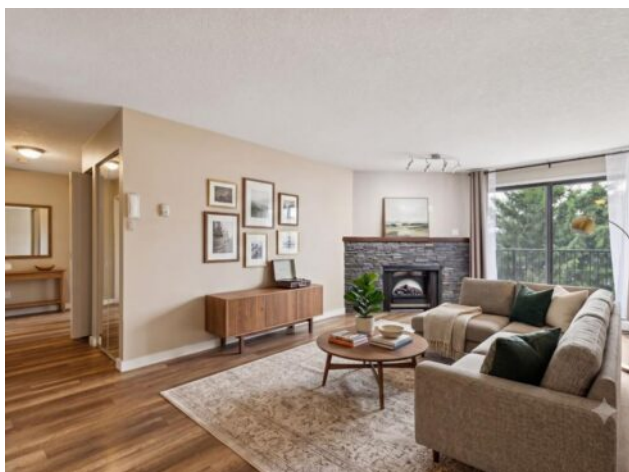


GRASSROOTS
REALTY GROUP

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3315, 13045 6 Street SW
Calgary, Alberta

MLS # A2325330



\$202,900

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:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Closet Organizers, Storage

Water: -

Sewer: -

Condo Fee: \$ 627

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: Storage cabinet in laundry room, electric fireplace insert

TOP FLOOR - don't miss this opportunity for affordable living in the leafy green SW community of Canyon Meadows, steps to Fish Creek Park! Perched in the SW corner of this complex, you can see trees out your windows and enjoy the privacy of the west-facing deck with houses behind (not condos). This clean unit has laminate flooring, maple cabinetry, neutral wall colours and an updated bathroom. The kitchen includes a dishwasher and has a lovely dining area adjacent to it. The living room features a wood burning fireplace with electric insert (can be used as wood-burning if a WETT certificate is obtained). Oversize private balcony with updated railing. Both bedrooms face west and the primary bedroom has a walk-in closet, making every day better :) Full-sized washer & dryer is included as well as storage cabinet in the laundry room. The unit includes an assigned UNDERGROUND PARKING stall and storage locker. Complex includes a fitness facility. Enjoy an easy commute with a c-train station in walking distance and make the best of Calgary's best park, Fish Creek, with endless walking and biking trails in the mature forest. Some images have been virtually staged.