



GRASSROOTS
REALTY GROUP

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13001 6 Street SW
Calgary, Alberta

MLS # A2328996



\$449,999

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,748 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 700
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters		

Inclusions: BBQ and Extra Fridge

Welcome to this beautifully renovated 3 bedroom, 2.5 bathroom, 5 level split corner unit townhouse offering nearly 1,800 sq. ft. of developed living space in the heart of Canyon Meadows, one of Calgary's most established and sought after communities. Combining an incredible location with extensive upgrades and a spacious, functional layout, this move in ready home offers the perfect balance of comfort, convenience, and value. Step inside to discover a stunning kitchen renovation completed just two years ago, featuring a modern esthetic with soft close drawers and cabinets, a pull-out garbage and recycling system, quality appliances including a Bosch dishwasher, and a design that makes everyday living and entertaining effortless. Fresh paint throughout, newly painted railings and trim, and plush new carpet installed just six months ago create a bright, modern feel you'll appreciate from the moment you walk in. The spacious primary retreat offers both his and her closets and a beautifully updated ensuite with dual sinks and a custom shower, while two additional bedrooms and a total of 2.5 bathrooms provide plenty of room for families, guests, or a home office. There is also generous storage throughout the home, including a linen closet, a crawl space and basement, providing endless flexibility for growing families, hobby space, or future development. Stay comfortable year-round with central air conditioning, a professionally maintained furnace, central vacuum, and a humidifier. An extra refrigerator and the BBQ are also included, making this home truly move in ready. Imagine cozy winter evenings gathered around the charming wood burning fireplace, creating the perfect atmosphere, and in the warmer months, start your mornings with a coffee on your private brick patio, a peaceful outdoor retreat that's equally ideal for summer BBQs and

entertaining family and friends. Outside, you'll also appreciate the newer fencing and the added privacy that comes with this desirable corner unit location. The attached single garage is complemented by plenty of visitor and street parking, making it easy to host guests. You'll also enjoy the peace of mind that comes with major exterior updates already completed, including a newer roof, new triple pane windows, and completed grading remediation to the side of the home. Location is everything, and Canyon Meadows delivers. Walk just five minutes to the CTrain for an easy downtown commute, spend weekends exploring the endless pathways of Fish Creek Provincial Park, or enjoy the large park directly across the street. Excellent schools, Canyon Meadows Golf & Country Club, Southcentre Mall, Avenida Food Hall, the Canyon Meadows Aquatic & Fitness Centre, shopping, restaurants, and every amenity you could need are just minutes from your front door. With nearly 1,800 square feet of living space, extensive renovations already completed, and one of the best locations in southwest Calgary, homes like this are rarely available!