

4302, 13045 6 Street SW  
Calgary, Alberta

MLS # A2222342



## \$214,900

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	830 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** n/a

Top Floor Unit. 2 Bedroom, 1 Bathroom, 1 Under ground parking stall. Updated kitchen cabinets, & counters and updated bathroom. It has 2 good-sized bedrooms, the Master includes a walk-in closet. Also a large living room with private balcony. To top it all off you'll enjoy under ground heated parking, a storage unit, and use of a fully equipped Gym. This home is the perfect location, less than 5 minutes walk to the Anderson LRT. Only minutes from all the necessary amenities for great living including Fish Creek, South Centre Mall, fantastic area schools, and much more.