

4302, 13045 6 Street SW
Calgary, Alberta

MLS # A2222342



\$230,000

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	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.