

4305, 13045 6 Street SW  
Calgary, Alberta

MLS # A2238782



# \$200,000

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<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>	See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well-kept top-floor condo in the heart of Canyon Meadows! This 2 bedroom, 1 bathroom unit is a great find—clean, comfortable, and move-in ready. You’ll love the vinyl plank flooring throughout and the smart layout that makes the most of the space. While not fully open concept, the flow between the kitchen, dining, and living areas feels easy and functional. The cozy fireplace adds a nice touch for those chilly Calgary evenings. Enjoy the added bonus of in-suite laundry, a private balcony and secure underground parking. The building also features a gym, so you can skip the commute and get your workouts in at home. Conveniently located walking distance to the LRT Station, shopping, Fish Creek Park, and more—this is a solid choice whether you’re a first-time buyer, downsizer, or investor. The complex features mature trees and green spaces throughout and is a well-run, pet-friendly (with restrictions) complex. Call today for your private viewing!