

4305, 13045 6 Street SW  
Calgary, Alberta

MLS # A2257107



# \$195,000

<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

Step into this well-maintained 2-bedroom, 1-bathroom condo, perfectly situated on the top floor of a quiet, well-run complex in the heart of Canyon Meadows. Offering a smart and functional layout, this home combines comfort and practicality with timeless appeal. Enjoy durable vinyl plank flooring throughout, a cozy fireplace for Calgary's cooler evenings, and the convenience of in-suite laundry. The private balcony is an ideal spot to unwind, while secure underground parking adds peace of mind year-round. The building also offers a fitness centre, giving you the luxury of staying active close to home. This established, pet-friendly community is surrounded by mature trees and green space, and is just a short walk to the LRT, Fish Creek Park, and everyday amenities. Whether you're looking to simplify your lifestyle, downsize, or invest in a solid long-term property, this condo offers exceptional value and a low-maintenance way to own in one of Calgary's desirable neighbourhoods. Book your private showing today and experience the ease of condo living.