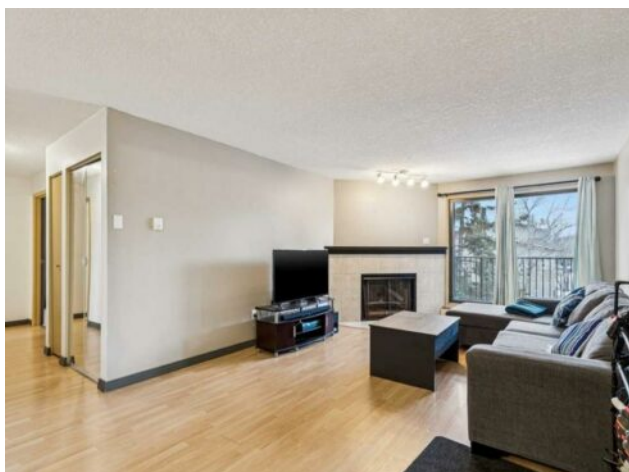


4303, 13045 6 Street SW
Calgary, Alberta

MLS # A2280275

\$236,900



Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	821 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 637
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Closet Organizers, No Animal Home, Walk-In Closet(s)		

Inclusions: N/A

Top-floor, two-bedroom apartment with two secure, side-by-side underground parking stalls located in the community of Canyon Meadows. This pet-friendly complex is within walking distance to the CTrain and Fish Creek Park. The unit features a spacious living room with a tile-faced wood-burning fireplace, California knockdown ceilings, and new carpet professionally installed in 2023. Sliding glass doors provide access to the balcony. A separate dining area connects to the galley-style kitchen, which includes maple cabinetry and a black appliance package. The primary bedroom includes a walk-in closet, and the home is complete with a full-size ensuite washer and dryer. In addition to the two assigned underground parking stalls, an underground storage locker is included. Building amenities include an exercise room, recreational room, and a professionally landscaped central courtyard.