# \$200,000 - 4305, 13045 6 Street Sw, Calgary

MLS® #A2238782

### \$200,000

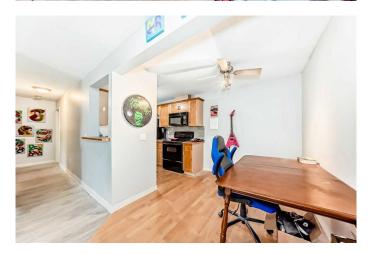
2 Bedroom, 1.00 Bathroom, 817 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this well-kept top-floor condo in the heart of Canyon Meadows! This 2 bedroom, 1 bathroom unit is a great findâ€"clean, comfortable, and move-in ready. You'II 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 moreâ€"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!







Built in 1982

#### **Essential Information**

MLS® # A2238782 Price \$200,000

Bedrooms 2
Bathrooms 1.00

Full Baths 1

Square Footage 817
Acres 0.00
Year Built 1982

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 4305, 13045 6 Street Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2J 5P6

#### **Amenities**

Amenities Fitness Center, Parking, Picnic Area, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall, Underground

#### Interior

Interior Features See Remarks, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

# of Stories 3

#### **Exterior**

Exterior Features Balcony, Storage

Construction Brick, Wood Frame, Wood Siding

#### **Additional Information**

Date Listed July 10th, 2025

Days on Market 2

Zoning M-C1

## **Listing Details**

Listing Office Real Broker

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