



GRASSROOTS
REALTY GROUP

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4305, 13045 6 Street SW
Calgary, Alberta

MLS # A2238782



\$200,000

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

Heating:	Baseboard	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	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!