



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2211, 13045 6 Street SW
Calgary, Alberta

MLS # A2259069



\$199,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Discover this inviting 2 bedroom, 1 bath corner unit nestled in the established community of Canyon Meadows, just a 5-minute stroll from the Canyon Meadows LRT Station. This walkable neighborhood borders the natural beauty of Fish Creek Park and Babbling Brook, perfect for scenic walks, and is near the Canyon Meadows Golf Club and the Canyon Meadows Aquatic & Fitness Centre. The community association offers an outdoor skating rink and hosts various events throughout the year. This well-managed, pet-friendly complex (with restrictions) is surrounded by lush green spaces, mature trees, and a well-equipped fitness room. Inside, the spacious living room opens onto an expansive balcony, ideal for relaxing or entertaining. The kitchen overlooks both the dining and living areas, creating a natural flow throughout the space. Both bedrooms are generously sized, with the primary suite featuring a large walk-in closet. The convenient 4-piece bathroom is strategically located near the bedrooms for easy access. Additional highlights include a large laundry room with a full-sized washer and dryer and extra storage space. This unit also comes with secure underground parking and a storage locker for added convenience. Perfectly positioned for those seeking a vibrant, amenity-rich and active lifestyle with easy access to transit, parks, and recreation.