



**4303, 13045 6 Street SW  
Calgary, Alberta**

**MLS # A2280275**

**\$236,900**



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

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