



2211, 13045 6 Street SW  
Calgary, Alberta

MLS # A2296939



**\$199,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	826 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 637
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Well appointed 2 bedroom, 1 bath second floor corner unit offers added privacy and an abundance of natural light. The spacious open concept living area flows seamlessly onto a large private balcony, perfect for relaxing or entertaining. The kitchen overlooks the dining and living spaces, while both bedrooms are generously sized, including a primary suite with a walk-in closet. Enjoy the convenience of a full sized in-suite laundry room with extra storage, plus secure underground parking and a storage locker. This well-managed, pet-friendly complex (with restrictions: up to two pets under 14 kg) is surrounded by mature trees, green space, and features a fitness room for added convenience. Just a 5-minute walk to the Canyon Meadows LRT Station, quick access to Macleod Trail SW and Anderson Road SW puts shopping, dining, and major routes right at your fingertips. 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 home is ideal for first-time buyers, downsizers, or investors seeking a prime location with strong lifestyle appeal.