



**3301, 13045 6 Street SW**  
**Calgary, Alberta**

**MLS # A2301131**



**\$219,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 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>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 638
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Recreation Facilities, See Remarks, Storage		

**Inclusions:** none

Welcome to Canyon Pines. This clean and well kept, move in ready top floor condo in the highly desirable Southwest community of Canyon Meadows shows true pride of ownership. Bright and inviting, the home offers a functional and spacious layout with two well sized bedrooms and one full bathroom, ideal for comfortable everyday living. Step inside and immediately notice the fresh paint and abundance of natural sunlight throughout. The inviting living room opens onto a large vinyl balcony, perfect for relaxing or entertaining while enjoying the open views. The spacious primary bedroom features ample closet space, while the second bedroom is generously sized and conveniently located near the full bathroom. This home also includes in suite laundry with additional storage, adding to its everyday convenience. Residents will appreciate the amenities of the complex, including a well equipped gym, heated underground parking, and a dedicated storage unit. Located just steps from public transit and close to major shopping destinations, Macleod Trail, and Fish Creek Provincial Park, everything you need is within easy reach. Great for a first time buyer or investor, this is an excellent opportunity to own in a well established and convenient community. Book your private showing today and experience the value this home has to offer.