



**3311, 13045 6 Street SW  
Calgary, Alberta**

**MLS # A2180359**



**\$255,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Refrigerator, Stove, Washer/Dryer & Window Coverings

Located in a quiet and sought-after neighborhood of Canyon Meadows, this top-floor condo offers a perfect blend of comfort and convenience. With 2 spacious bedrooms, including a master with a walk-in closet, this home is ideal for those seeking a practical and functional layout. The bathroom features a 4-piece tub/shower combo, providing everything you need for everyday living. The open-concept living space with cozy fireplace is both welcoming and versatile, offering plenty of room for relaxation or entertaining. Large windows allow natural light to fill the space, creating a warm and inviting atmosphere. You'll also appreciate the convenience of in-suite laundry and additional storage, making it easy to stay organized. Step outside to your private west-facing balcony—perfect for enjoying a morning coffee or taking in the beautiful sunsets. For added convenience, this unit includes an underground parking stall and a secure storage locker, ensuring your vehicle and belongings are safe year-round. With access to public transit, including the nearby Canyon Meadows LRT station and bus routes, commuting is a breeze. Plus, enjoy the nearby outdoor activities at Fish Creek Park and Babbling Brook, perfect for hiking, walking, or just getting some fresh air. This well-located condo offers everything you need for an easy, low-maintenance lifestyle—whether you're looking for a quiet retreat or easy access to local amenities like shopping, dining, and professional services.