

# \$200,000 - 4305, 13045 6 Street Sw, Calgary

MLS® #A2238782

## \$200,000

2 Bedroom, 1.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this well-kept top-floor condo in the heart of Canyon Meadows! This 2 bedroom, 1 bathroom unit is a great find—clean, comfortable, and move-in ready. You™ll love the vinyl plank flooring throughout and the smart layout that makes the most of the space. While not fully open concept, the flow between the kitchen, dining, and living areas feels easy and functional. The cozy fireplace adds a nice touch for those chilly Calgary evenings. Enjoy the added bonus of in-suite laundry, a private balcony and secure underground parking. The building also features a gym, so you can skip the commute and get your workouts in at home. Conveniently located walking distance to the LRT Station, shopping, Fish Creek Park, and more—this is a solid choice whether you™re a first-time buyer, downsizer, or investor. The complex features mature trees and green spaces throughout and is a well-run, pet-friendly (with restrictions) complex. Call today for your private viewing!

Built in 1982

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238782  |
| Price      | \$200,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 817               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4305, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2J 5P6                 |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Fitness Center, Parking, Picnic Area, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                     |
| Parking        | Assigned, Stall, Underground                                          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks, Walk-In Closet(s)                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric                                                                    |
| # of Stories      | 3                                                                           |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, Storage               |
| Construction      | Brick, Wood Frame, Wood Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |

Zoning

M-C1

Listing Details

Listing Office

Real Broker

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