

# \$184,900 - 4302, 13045 6 Street Sw, Calgary

MLS® #A2251667

**\$184,900**

2 Bedroom, 1.00 Bathroom, 822 sqft

Single Family on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Look no further! This 2-bedroom, 1-bathroom, 822 sq. ft. TOP-FLOOR unit faces the courtyard and includes in-suite laundry, underground parking, an on-site gym with sauna, and a separate storage unit. As you enter, youâ€™ll be welcomed by a spacious dining area that is open to the kitchen and living room. The bright living room features a cozy corner wood-burning fireplace and opens to a large south-facing balcony with scenic courtyard views. The kitchen offers a convenient peek-a-boo opening to the living room, perfect for entertaining while preparing meals. A generous laundry room, located just off the kitchen, doubles as a storage room or oversized pantry. The updated bathroom boasts a newer vanity and a full tile surround to the ceiling. The king-sized primary suite provides ample room for a desk area and includes a walk-in closet, while the second bedroom comfortably fits a queen bed. This home is move-in ready with neutral paint, modern trim, hard surface flooring throughout and an updated bathroom. Ideally situated just a 6-minute walk to the Canyon Meadows C-train station, a 15-minute walk to Fish Creek Park, and with quick access to Macleod Trail, this top-floor unit is a great opportunity to own your first home or as an investment property. (id:6289)

Built in 1982

## Essential Information



Listing #	A2251667
Price	\$184,900
Bedrooms	2
Bathrooms	1.00
Square Footage	822
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	4302, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W5H1

### Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Exercise Centre
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

### Exterior

Exterior	Brick, Wood siding
Construction	Wood frame

### Listing Details

Listing Office	RE/MAX First
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