

\$195,000 - 4305, 13045 6 Street Sw, Calgary

MLS® #A2257107

\$195,000

2 Bedroom, 1.00 Bathroom, 817 sqft

Single Family on 0.00 Acres

Canyon Meadows, Calgary, Alberta

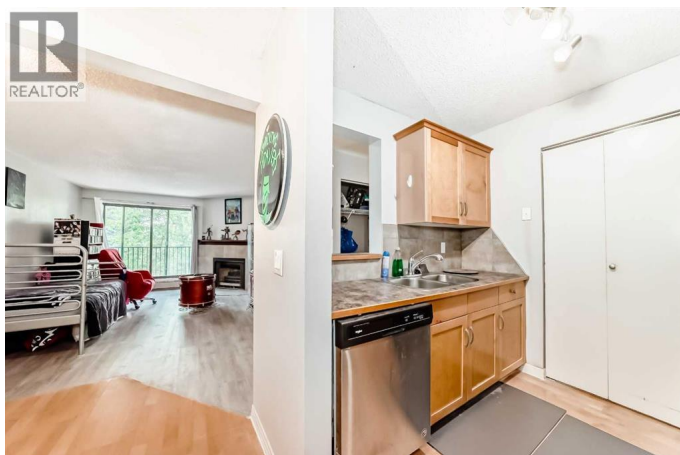
Step into this well-maintained 2-bedroom, 1-bathroom condo, perfectly situated on the top floor of a quiet, well-run complex in the heart of Canyon Meadows. Offering a smart and functional layout, this home combines comfort and practicality with timeless appeal. Enjoy durable vinyl plank flooring throughout, a cozy fireplace for Calgary's cooler evenings, and the convenience of in-suite laundry. The private balcony is an ideal spot to unwind, while secure underground parking adds peace of mind year-round. The building also offers a fitness centre, giving you the luxury of staying active close to home. This established, pet-friendly community is surrounded by mature trees and green space, and is just a short walk to the LRT, Fish Creek Park, and everyday amenities. Whether you're looking to simplify your lifestyle, downsize, or invest in a solid long-term property, this condo offers exceptional value and a low-maintenance way to own in one of Calgary's desirable neighbourhoods. Book your private showing today and experience the ease of condo living. (id:6289)

Built in 1982

Essential Information

Listing # A2257107

Price \$195,000



Bedrooms	2
Bathrooms	1.00
Square Footage	817
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	4305, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2J5P6

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre
Features	See remarks, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
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	Real Broker
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