\$199,900 - 4302, 13045 6 Street Sw, Calgary

MLS® #A2251667

\$199,900

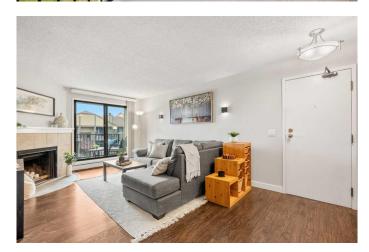
2 Bedroom, 1.00 Bathroom, 822 sqft Residential on 0.00 Acres

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, you'II 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.







Built in 1982

Essential Information

MLS® # A2251667 Price \$199,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 822

Acres 0.00 Year Built 1982

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 4302, 13045 6 Street Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 5H1

Amenities

Amenities Fitness Center

Parking Spaces 1

Parking Assigned, Parkade, Underground

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

of Stories 3

Exterior

Exterior Features Balcony

Construction Brick, Wood Frame, Wood Siding

Additional Information

Date Listed September 4th, 2025

Days on Market 1

Zoning M-C1

Listing Details

Listing Office RE/MAX First

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