

\$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'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.

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.