

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

MLS® #A2257107

**\$195,000**

2 Bedroom, 1.00 Bathroom, 817 sqft

Residential 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.

Built in 1982

## Essential Information

MLS® # A2257107

Price \$195,000



|                |                   |
|----------------|-------------------|
| 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      | Parking, Picnic Area, Storage, Trash, Visitor Parking, Fitness Center |
| 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    | September 15th, 2025 |
| Days on Market | 38                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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