

# \$200,000 - 4305, 13045 6 Street Sw, Calgary

MLS® #A2238782

## \$200,000

2 Bedroom, 1.00 Bathroom, 817 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this well-kept top-floor condo in the heart of Canyon Meadows! This 2 bedroom, 1 bathroom unit is a great find—clean, comfortable, and move-in ready. You™ll love the vinyl plank flooring throughout and the smart layout that makes the most of the space. While not fully open concept, the flow between the kitchen, dining, and living areas feels easy and functional. The cozy fireplace adds a nice touch for those chilly Calgary evenings. Enjoy the added bonus of in-suite laundry, a private balcony and secure underground parking. The building also features a gym, so you can skip the commute and get your workouts in at home. Conveniently located walking distance to the LRT Station, shopping, Fish Creek Park, and more—this is a solid choice whether you™re a first-time buyer, downsizer, or investor. The complex features mature trees and green spaces throughout and is a well-run, pet-friendly (with restrictions) complex. Call today for your private viewing!

Built in 1982

## Essential Information

MLS® #	A2238782
Price	\$200,000
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	Fitness Center, Parking, Picnic Area, Storage, Trash, Visitor Parking
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	July 10th, 2025
Zoning	M-C1

**Listing Details**

Listing Office                      Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.