

3311, 13045 6 Street SW
Calgary, Alberta

MLS # A2180359



\$255,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	818 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 588
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Stove, Washer/Dryer & Window Coverings

Located in a quiet and sought-after neighborhood of Canyon Meadows, this top-floor condo offers a perfect blend of comfort and convenience. With 2 spacious bedrooms, including a master with a walk-in closet, this home is ideal for those seeking a practical and functional layout. The bathroom features a 4-piece tub/shower combo, providing everything you need for everyday living. The open-concept living space with cozy fireplace is both welcoming and versatile, offering plenty of room for relaxation or entertaining. Large windows allow natural light to fill the space, creating a warm and inviting atmosphere. You'll also appreciate the convenience of in-suite laundry and additional storage, making it easy to stay organized. Step outside to your private west-facing balcony—perfect for enjoying a morning coffee or taking in the beautiful sunsets. For added convenience, this unit includes an underground parking stall and a secure storage locker, ensuring your vehicle and belongings are safe year-round. With access to public transit, including the nearby Canyon Meadows LRT station and bus routes, commuting is a breeze. Plus, enjoy the nearby outdoor activities at Fish Creek Park and Babbling Brook, perfect for hiking, walking, or just getting some fresh air. This well-located condo offers everything you need for an easy, low-maintenance lifestyle—whether you're looking for a quiet retreat or easy access to local amenities like shopping, dining, and professional services.