

**2311, 13045 6 Street SW**  
**Calgary, Alberta**

**MLS # A2201698**



**\$239,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	834 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities		

**Inclusions:** N/A

Discover comfort, convenience, and unbeatable value in this beautifully maintained condo, nestled in a tranquil setting of Canyon Meadows. Step inside to discover a spacious and well-maintained home featuring an open-concept kitchen and dining area that flows seamlessly into a cozy living room with sliding doors leading to the South facing balcony—perfect for morning coffee and relaxing evenings. Directly through the functional kitchen you will enjoy the in-suite laundry room with ample room for pantry needs, keeping your space organized and clutter-free. Down the hall is the spacious primary bedroom featuring a good size walk-in closet, while the versatile second bedroom is perfect for guests, a home office, or a creative retreat. Both rooms share the lovely 4 piece bath. When winter arrives, your heated underground parking stall and secure storage locker ensure your vehicle and belongings stay warm and protected. Stay active with the building’s fitness centre or explore the nearby natural beauty of Fish Creek Park and Babbling Brook. With shopping, entertainment, sports facilities, and professional services just minutes away, Canyon Meadows offers a vibrant lifestyle. Plus, commuting is effortless with easy access to public transit, including bus routes and the Canyon Meadows LRT station just four blocks away. If you're looking for the perfect blend of serenity and city convenience, this condo checks every box. Welcome home!