

**1110, 13045 6 Street SW**  
**Calgary, Alberta**

**MLS # A2208771**



**\$249,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	821 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<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 Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo offering the ideal layout for comfort and privacy. With bedrooms and bathrooms thoughtfully positioned on opposite sides of the unit, you'll enjoy a functional open-concept design that feels both spacious and homey. The kitchen features brand-new appliances and modern white cabinetry, perfect for cooking and entertaining. Both bathrooms have been stylishly renovated with new vanities, tubs, and fresh tilework. Throughout the unit, you'll find fresh paint and charming touches—including a cozy wood-burning fireplace, a dedicated dining area, and a separate laundry room with extra storage. This ground-floor unit is in one of the best locations in the complex, boasting a large gated patio with plenty of sunshine, privacy, and room to relax. There's ample space for outdoor furniture, a pet to roam, or toys for the kids. Just steps away, you'll find lush green space and a friendly courtyard ideal for play and socializing. Additional amenities include access to a fully equipped gym, secure underground parking, and a private storage cage—adding convenience and peace of mind to your everyday living. Enjoy being minutes from the natural beauty of Fish Creek Park—perfect for biking, walking, or jogging—and only a short walk to the LRT station for convenient commuting. With schools, shopping, parks, and restaurants all nearby, this location truly has it all!