

\$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, Trash, Visitor Parking, Fitness Center, Picnic Area, Storage
Parking Spaces	1
Parking	Stall, Underground, Assigned

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	18
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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