

**2104, 13045 6 Street SW
Calgary, Alberta**

MLS # A2256445



\$227,500

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	Shingle
Basement:	-
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 600

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A.

Welcome to this two-bedroom, two-bathroom corner unit with a private patio located in the upscale community of Canyon Meadows, conveniently located just steps from Canyon Meadows LRT Station. Enjoy quick access to Fish Creek Park, Babbling Brook Park, Canyon Meadows Golf Club, and the Canyon Meadows Aquatic & Fitness Centre. The active community association also offers an outdoor skating rink and year-round events. This well-managed, pet-friendly (with restrictions) complex features a welcoming inner courtyard and a fully equipped fitness room. Inside, the unit is move-in ready with fresh paint, upgraded closet organizers, a new ceiling fan, and newer appliances. Both bedrooms are generously sized, including a primary retreat with a four-piece ensuite bathroom and walk-in closet. The oversized laundry room offers a newer stacked washer/dryer plus plenty of storage space. Additional features include secure underground parking and a private storage locker. Perfect for a first-time buyer or savvy investor. Call for a private showing today!