

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

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	35
Zoning	M-C1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.