

# \$252,500 - 1306, 13045 6 Street Sw, Calgary

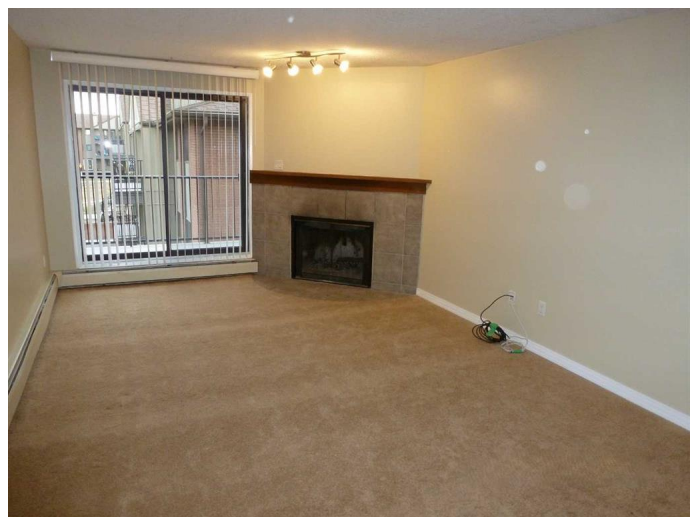
MLS® #A2185968

## \$252,500

2 Bedroom, 1.00 Bathroom, 827 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to the community of Canyon Pines. This top floor, 2-bedroom, 1 bathroom unit faces west, looking over the large central courtyard. In a wood frame building the top floor is where you want to be. There is no one walking overhead. The condo has a large open living room and dining room area making it easy to entertain guests. Walk through the galley style kitchen to the pantry/storage/laundry room. Both bedrooms are spacious, and the master offers a large walk-in closet for all your cloths. The patio is perfect for BBQs, or enjoying your morning coffee on, or tending to your flower boxes. The home has had improvements over the years. In 2021, new carpet went in the living room, hallway and bedrooms. Vinyl plank flooring, went in the bathroom, dining room, kitchen and laundry room. The dishwasher was new in 2021 too. Painting in the Laundry, Kitchen, Dining & Living room, hallway and bathroom completed 2021. The wood burning fireplace had a WETT Inspection done in 01/23 and is condo board approved for use. This condo comes with TWO SIDE BY SIDE underground parking stalls. Parking is at a premium in this complex so you will love having two stalls. If you only have one car, it is easy to rent out the 2nd stall, it currently is rented to someone who would like to keep renting it. Underground parking stalls can be very expensive in other complexes, this one is included at no extra charge. Your seasonal items will fit in the storage locker in the parkade. Save on gym



fees by using the work out room in the complex or enjoy the many pathways located close by. Canyon Meadows has several hidden parks and walking paths that aren't seen from the street. You will see a walkway from the sidewalk and as you follow it in, it opens into a park. The entrance to Babbling Brook Park is less than a block from your front door. It is also a short walk to Fish Creek Park. Did I say it was only a 5-minute walk to the Canyon Meadows LRT Station? There is also a bus stop right in front of the building. You will be close to shopping, restaurants and many other amenities. 2 pets allowed with a weight restriction of up to 14kg per pet. There are no elevators in this complex.

Built in 1982

### Essential Information

MLS® #	A2185968
Price	\$252,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	1306, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

## Amenities

Amenities	Fitness Center, Park, Parking, Secured Parking, Storage, Trash, Laundry
Parking Spaces	2
Parking	Parkade, Assigned, Secured, Underground

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Boiler, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	January 15th, 2025
Days on Market	80
Zoning	M-C1

## Listing Details

Listing Office	TREC The Real Estate Company
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