\$184,900 - 4302, 13045 6 Street Sw, Calgary

MLS® #A2251667

\$184,900

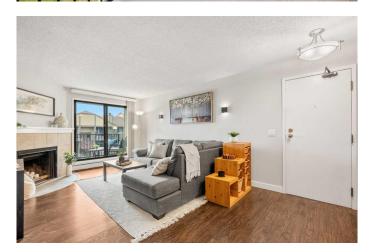
2 Bedroom, 1.00 Bathroom, 822 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Look no further! This 2-bedroom, 1-bathroom, 822 sq. ft. TOP-FLOOR unit faces the courtyard and includes in-suite laundry, underground parking, an on-site gym with sauna, and a separate storage unit. As you enter, you'II be welcomed by a spacious dining area that is open to the kitchen and living room. The bright living room features a cozy corner wood-burning fireplace and opens to a large south-facing balcony with scenic courtyard views. The kitchen offers a convenient peek-a-boo opening to the living room, perfect for entertaining while preparing meals. A generous laundry room, located just off the kitchen, doubles as a storage room or oversized pantry. The updated bathroom boasts a newer vanity and a full tile surround to the ceiling. The king-sized primary suite provides ample room for a desk area and includes a walk-in closet, while the second bedroom comfortably fits a queen bed. This home is move-in ready with neutral paint, modern trim, hard surface flooring throughout and an updated bathroom. Ideally situated just a 6-minute walk to the Canyon Meadows C-train station, a 15-minute walk to Fish Creek Park, and with quick access to Macleod Trail, this top-floor unit is a great opportunity to own your first home or as an investment property.







Built in 1982

Essential Information

MLS® # A2251667 Price \$184,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 822
Acres 0.00
Year Built 1982

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 4302, 13045 6 Street Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 5H1

Amenities

Amenities Fitness Center

Parking Spaces 1

Parking Underground, Assigned, Parkade

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

of Stories 3

Exterior

Exterior Features Balcony

Construction Brick, Wood Frame, Wood Siding

Additional Information

Date Listed September 4th, 2025

Days on Market 42

Zoning M-C1

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.