

# \$214,900 - 4302, 13045 6 Street Sw, Calgary

MLS® #A2222342

**\$214,900**

2 Bedroom, 1.00 Bathroom, 830 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

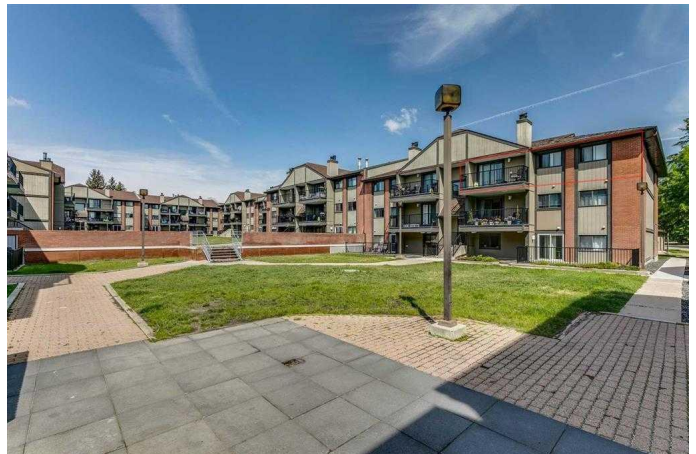
Top Floor Unit. 2 Bedroom, 1 Bathroom, 1 Under ground parking stall. Updated kitchen cabinets, & counters and updated bathroom. It has 2 good-sized bedrooms, the Master includes a walk-in closet. Also a large living room with private balcony. To top it all off you'll enjoy under ground heated parking, a storage unit, and use of a fully equipped Gym. This home is the perfect location, less than 5 minutes walk to the Anderson LRT. Only minutes from all the necessary amenities for great living including Fish Creek, South Centre Mall, fantastic area schools, and much more.

Built in 1982

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222342          |
| Price          | \$214,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 830               |
| 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        | Assigned, Underground, Parkade |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Ceiling Fan(s)   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Window Coverings, Built-In Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Mantle, Wood Burning   |
| # of Stories      | 3   |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Courtyard                      |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 19th, 2025 |
| Days on Market | 35             |
| Zoning         | M-C1           |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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