

# \$195,000 - 4302, 13045 6 Street Sw, Calgary

MLS® #A2222342

**\$195,000**

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	\$195,000
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, Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings
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	62
Zoning	M-C1

### Listing Details

Listing Office	Real Estate Professionals Inc.
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