

2308, 13045 6 Street SW
Calgary, Alberta

MLS # A2326759



\$205,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	815 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Canyon Pines in the sought-after community of Canyon Meadows! This beautifully maintained top-floor condo is bright, tidy, and move-in ready, offering an abundance of natural light throughout. The thoughtful layout creates an inviting flow between the living, dining, and kitchen areas, complemented by updated flooring and neutral finishes. Whether you're a first-time buyer, downsizer, or investor, this home offers comfort, functionality, and pride of ownership. The functional kitchen features updated stainless steel appliances, ample cabinetry, generous counter space, and overlooks the dining area—perfect for everyday living and entertaining. The spacious living room is anchored by a cozy wood-burning fireplace and opens onto a private balcony, creating the ideal space to relax and enjoy your morning coffee or unwind at the end of the day. The primary bedroom offers a walk-in closet and convenient access to the full bathroom, while the second bedroom provides excellent flexibility for guests, a home office, or roommates. You'll also appreciate the convenience of in-suite laundry with additional storage, adding practicality to everyday living. Located in the well-managed Canyon Pines complex, you'll enjoy easy access to Fish Creek Provincial Park, Canyon Meadows Golf & Country Club, shopping, restaurants, schools, public transit, and the Canyon Meadows LRT Station, with quick connections to Macleod Trail and major roadways. Additional features include secure underground heated parking and access to the complex's fitness centre, providing both convenience and excellent amenities right at your doorstep. This bright and welcoming condo combines an excellent location with thoughtful updates and functional living spaces, making it an outstanding opportunity to own in one of Calgary's most desirable southwest communities.