

4214, 13045 6 Street SW
 Calgary, Alberta

MLS # A2329267



\$185,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

One of the largest units in the desirable Canyon Pines Condominiums, this spacious 2-bedroom, 1-bath condo offers an exceptional opportunity for first-time buyers, downsizers, or investors. Ideally located, you'll enjoy easy access to schools, parks, shopping, and public transit, making everyday living convenient whether you drive or commute. The thoughtfully designed floor plan features a functional kitchen with a separate dining nook, a bright and spacious living room, and a private balcony overlooking the peaceful inner courtyard. Down the hall, you'll find a generous primary bedroom, full bathroom, and a comfortable second bedroom. Additional highlights include in-suite laundry, one underground parking stall, and a separate storage locker, providing both convenience and extra space. Whether you're looking for an affordable place to call home or a solid investment opportunity, this well-maintained condo checks all the boxes. Don't miss your chance to view this fantastic property!