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3213, 13045 6 Street SW  
Calgary, Alberta

MLS # A2184217



**\$234,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*Open House on Saturday, January 11, 1pm-3pm\*\*** Best priced 2 bedroom apartment with in suite laundry and secured heated underground parking in the South part of Calgary. Nestled in a peaceful location, this freshly updated second-floor unit combines comfort, convenience, and charm. Stepping inside, you're greeted by a spacious, open layout adorned with new light fixtures, freshly painted walls, and stylish new sink faucets. The large primary bedroom boasts a walk-in closet, while a second bedroom offers versatility for guests, a home office, or creative space. Enjoy the convenience of in-suite laundry with additional storage, ensuring everything has its place. Unwind on your west-facing balcony, perfect for sipping coffee or catching breathtaking sunsets against the backdrop of lush spruce trees. And when winter rolls around, your heated underground parking spot and secure storage locker keep your car and belongings safe and warm. Stay active in the building's fitness center, or venture out to the nearby Fish Creek Park and Babbling Brook for scenic walks and outdoor adventures. Canyon Meadows offers a lifestyle like no other with an array of amenities, including shopping, entertainment, sports facilities, and professional services. Commuting is a breeze with convenient public transit options, including bus routes and the Canyon Meadows LRT station, just four blocks away. Whether you're looking for serenity or convenience, this condo checks every box. Welcome home!