



GRASSROOTS
REALTY GROUP

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3210, 13045 6 Street SW
Calgary, Alberta

MLS # A2315800



\$201,500

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	N/A
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OPEN HOUSE SATURDAY JUNE 20 from 12pm - 2pm! Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo in the highly sought-after community of Canyon Meadows. Freshly painted and exceptionally well cared for, this move-in-ready home offers a bright, functional layout and the convenience of in-suite laundry. Step outside onto your balcony overlooking the peaceful courtyard—an ideal spot to enjoy your morning coffee or relax at the end of the day. Additional highlights include heated underground parking, a dedicated storage locker, and access to the building's gym, providing comfort, convenience, and an active lifestyle all in one place. Perfectly situated close to schools, shopping, restaurants, transit, and everyday amenities, with the endless walking and biking paths of Fish Creek Park just a short walk away. Whether you're a first-time home buyer, downsizer, or investor, this clean and well-kept condo offers exceptional value in one of Calgary's most established communities. Book your private showing today!