



GRASSROOTS
REALTY GROUP

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1212, 13045 6 Street SW
Calgary, Alberta

MLS # A2320790



\$179,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Electric

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 627

LLD: 9-23-1-W5

Zoning: M-C1

Utilities: -

Inclusions: N/A

HUGE PRICE IMPROVEMENT! This 2-bedroom, 1-bath corner unit offers exceptional light, privacy, and comfort. This well designed second floor home features a bright open concept layout where the living, dining, and kitchen spaces connect effortlessly. Large windows fill the home with natural light, and the spacious private balcony extends your living area outdoors — ideal for morning coffee or evening unwinding. The galley-style kitchen includes ample cabinetry and prep space and flows directly to the dining area. Both bedrooms are generously sized, with the primary suite offering a walk in closet for added convenience. A full sized in suite laundry room with the washer and dryer provides extra storage, making day to day living easy and organized. This building has a new roof and has newly installed vinyl windows in the unit. Additional perks include secure underground parking, a dedicated storage locker, and access to a well equipped fitness room. The complex is professionally managed, pet friendly (with restrictions: up to two pets under 30 lbs), and surrounded by mature trees and green space, creating a peaceful, park like setting. Commuting and daily errands are mad easy as you're just a 5 minute walk to the Canyon Meadows LRT Station, with quick access to Macleod Trail SW and Anderson Road SW for shopping, dining, and major routes. Outdoor enthusiasts will love being near Fish Creek Park and Babbling Brook which offer endless pathways and natural beauty. The community also provides access to the Canyon Meadows Golf Club, the Canyon Meadows Aquatic & Fitness Centre, and a vibrant community association with year round activities, including an outdoor skating rink. Perfect for investors, or first time buyers or downsizers, this well-managed condo delivers outstanding value in a highly walkable, amenity rich location.

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