



# 13045 6 Street Calgary Alberta

\$255,000

Located in a quiet and sought-after neighborhood of Canyon Meadows, this top-floor condo offers a perfect blend of comfort and convenience. With 2 spacious bedrooms, including a master with a walk-in closet, this home is ideal for those seeking a practical and functional layout. The bathroom features a 4-piece tub/shower combo, providing everything you need for everyday living. The open-concept living space with cozy fireplace is both welcoming and versatile, offering plenty of room for relaxation or entertaining. Large windows allow natural light to fill the space, creating a warm and inviting atmosphere. You'll also appreciate the convenience of in-suite laundry and additional storage, making it easy to stay organized. Step outside to your private west-facing balcony--perfect for enjoying a morning coffee or taking in the beautiful sunsets. For added convenience, this unit includes an underground parking stall and a secure storage locker, ensuring your vehicle and belongings are safe year-round. With access to public transit, including the nearby Canyon Meadows LRT station and bus routes, commuting is a breeze. Plus, enjoy the nearby outdoor activities at Fish Creek Park and Babbling Brook, perfect for hiking, walking, or just getting some fresh air. This well-located condo offers everything you need for an easy, low-maintenance lifestyle--whether you're looking for a quiet retreat or easy access to local amenities like shopping, dining, and professional services. (id:6769)

Living room 15.67 Ft x 11.75 Ft

Dining room 8.33 Ft x 8.17 Ft

Kitchen 8.33 Ft x 7.25 Ft

Primary Bedroom 14.50 Ft x 9.33 Ft

Bedroom 11.33 Ft x 8.33 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Laundry room 7.75 Ft x 5.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.distinctivehomes.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)