

\$239,900 - 3116, 13045 6 Street Sw, Calgary

MLS® #A2209280

\$239,900

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

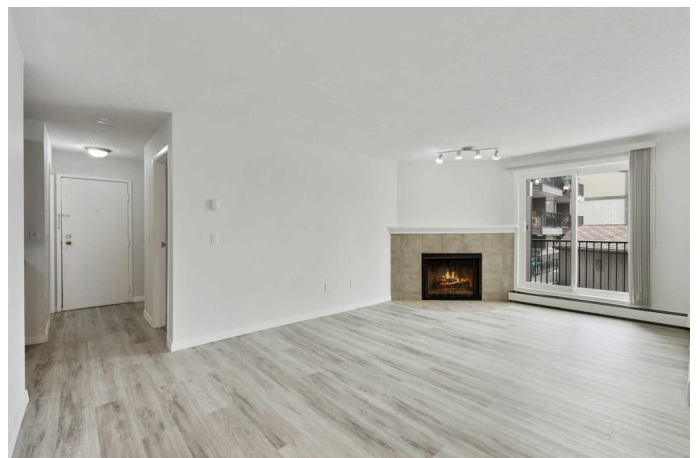
Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2-bathroom corner unit located on the main floor in the sought-after community of Canyon Meadows. With over 820 sq/ft of well-designed living space, this home offers both comfort and style in a highly desirable location.

Step inside to discover a modern interior featuring fresh paint throughout, newer flooring throughout, updated lighting, and built-in walk-through closet shelving. A stylish sliding barn door adds character and privacy to the spacious laundry/storage room, providing both charm and functionality.

The corner-unit layout allows for extra windows and natural light, creating a bright and inviting atmosphere. Enjoy the convenience of assigned underground parking, assigned storage, and access to the on-site fitness centre, making everyday living easy and enjoyable.

Located close to Fish Creek Park, City Transit, grocery stores, Schools, and South Centre Mall, you will have a hard time finding a better location for all the amenities this location affords.



Perfect for first-time buyers, downsizers, or investors—this move-in ready unit combines comfort, convenience, and great value. Give us a call today, before it's too late to view this great opportunity.

Built in 1982

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2209280 |
| Price | \$239,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 824 |
| Acres | 0.00 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3116, 13045 6 Street Sw |
| Subdivision | Canyon Meadows |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 5H1 |

Amenities

| | |
|----------------|---|
| Amenities | Fitness Center |
| Parking Spaces | 1 |
| Parking | Parkade, Secured, Underground, Assigned |

Interior

| | |
|-------------------|------------------------------|
| Interior Features | No Smoking Home, See Remarks |
| Appliances | Other |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Courtyard |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 15 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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