

# \$225,000 - 3306, 13045 6 Street Sw, Calgary

MLS® #A2234959

## \$225,000

2 Bedroom, 1.00 Bathroom, 821 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Top Floor, 2 Bedroom 1 bath with insuite laundry. This condo has been tastefully updated and ready for its new owner with new flooring and new stainless appliances its the perfect turnkey unit. The floor plan has 2 generous sized bedrooms, including a walk in closet off the primary. The living room opens to the dining area which sides the kitchen and leads to a spacious laundry/pantry room. Neutral décor, maple cabinetry and new kitchen appliances. Underground parking, a storage locker and an on site fitness facility round out this terrific home. Walking distance to Fish Creek Park, the LRT, All Levels of Schools, Shopping, Rec Center with Pool & Tennis Courts, Walking Paths and more! A great place to call home.

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2234959    |
| Price          | \$225,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 821         |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3306, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 5H1                 |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Fitness Center, Recreation Room, Secured Parking |
| Parking Spaces | 1  |
| Parking        | Stall, Underground                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| # of Stories      | 3   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Roof              | Asphalt Shingle          |
| Construction      | Brick, Cedar, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 4              |
| Zoning         | M-C1           |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.