

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

MLS® #A2209280

**\$239,900**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

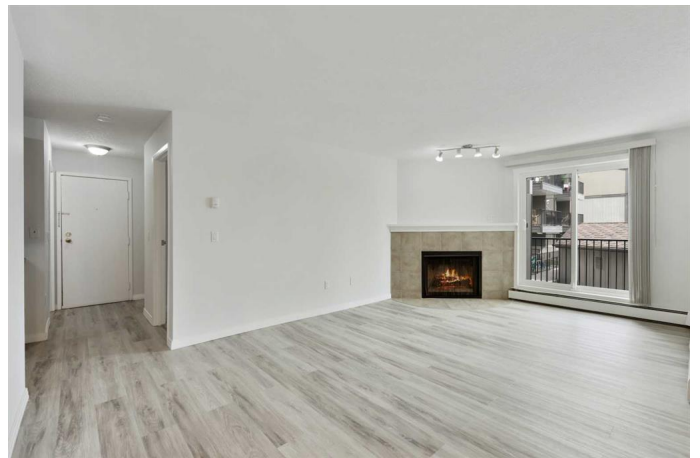
Canyon Meadows, Calgary, Alberta

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	19
Zoning	M-C1

## Listing Details

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

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.