\$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 investorsâ€"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 Assigned, Parkade, Secured, Underground

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 10

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.