

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

MLS® #A2209280

**\$239,900**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

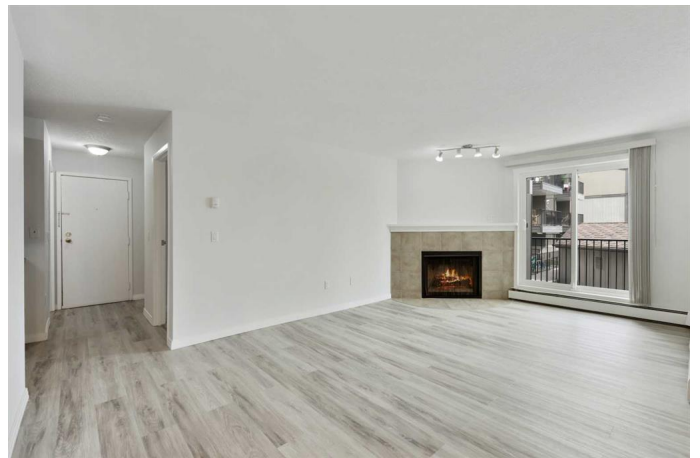
Canyon Meadows, Calgary, Alberta

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        | 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 | 20               |
| Zoning         | M-C1             |

## Listing Details

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

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