

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

MLS® #A2209280

**\$239,900**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

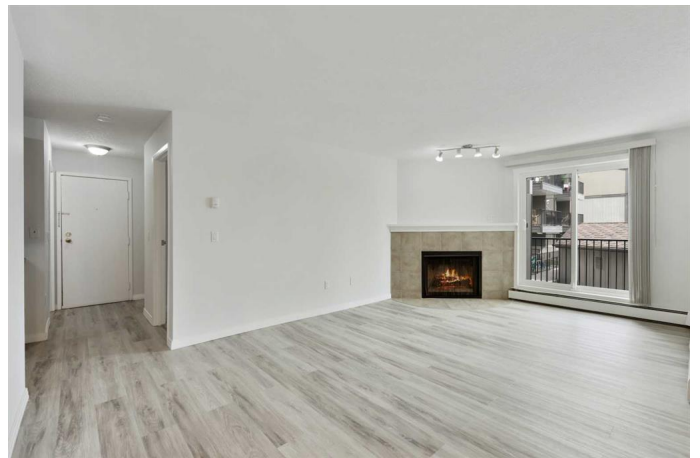
Canyon Meadows, Calgary, Alberta

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	9
Zoning	M-C1

## Listing Details

Listing Office	Greater Property Group
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