

# \$185,900 - 3207, 13045 6 Street Sw, Calgary

MLS® #A2262929

**\$185,900**

2 Bedroom, 1.00 Bathroom, 819 sqft

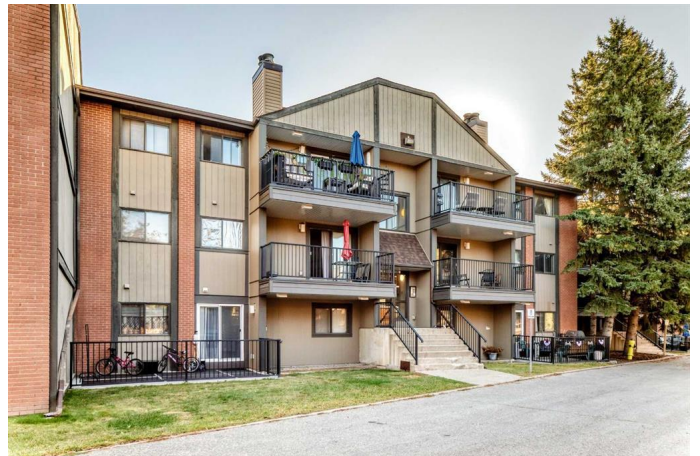
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated Condo 2-bedroom, 2-bathroom Corner unit on second floor in sought-after community of Canyon Meadows!! This charming 2-bedroom, 1 bathroom unit offers an incredible opportunity for first-time buyer, investor or anyone looking to enjoy maintenance-free living. Step inside to find a spacious and functional layout featuring a spacious living room area, dining room, large windows throughout for that natural light and a private balcony-perfect for enjoying your morning coffee. The kitchen is open and practical, offering ample cabinetry and counter space. The two bedrooms are generously sized, and the full 4-piece bathroom, Spacious EN-SUITE LAUNDRY with extra storage. This corner unit is located on the second floor, and comes with assigned heated parking stall, storage cage, and ample visitors parking. Just steps away you'll find lush green space and a friendly courtyard ideal for play and socializing. Additional amenities include access to a fully equipped gym. Enjoy being minutes from the natural beauty of Fish Creek Park, -perfect for biking, walking, or jogging-and only short walk to the LRT Station for convenient commuting with Schools, Shopping, Parks and Restaurants all nearby. This location truly has it all!!

Built in 1982

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2262929          |
| Price          | \$185,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 819               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 3207, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 5H1                 |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Laundry, Park, Parking, Playground, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                          |
| Parking        | Assigned, Parkade, Stall, Underground                                                      |
| # of Garages   | 1                                                                                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| # of Stories      | 3                                                                          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Playground, Private Entrance, Private Yard |
|-------------------|----------------------------------------------------------------|

|              |                                |
|--------------|--------------------------------|
| Roof         | Asphalt Shingle                |
| Construction | Brick, Wood Frame, Wood Siding |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 25                |
| Zoning         | M-C1              |

### **Listing Details**

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

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