

3116, 13045 6 Street SW
Calgary, Alberta

MLS # A2209280



\$239,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	824 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Built-in Dishwasher, Microwave Hood Cover, Refrigerator, Washer, Dryer, Electric Stove

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.