

# \$186,900 - 3207, 13045 6 Street Sw, Calgary

MLS® #A2262929

**\$186,900**

2 Bedroom, 1.00 Bathroom, 819 sqft

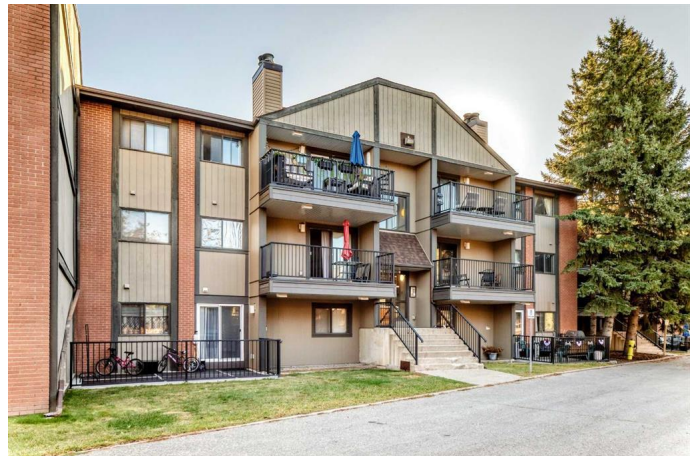
Residential on 0.00 Acres

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	\$186,900
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	Park, Parking, Playground, Snow Removal, Visitor Parking, Fitness Center, Laundry, Storage
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
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Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	October 7th, 2025
Days on Market	1
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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