

\$265,000 - 3108, 13045 6 Street Sw, Calgary

MLS® #A2244368

\$265,000

2 Bedroom, 2.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Exceptional opportunity with this impeccably clean and move-in ready home, nestled in the highly desirable Southwest community of Canyon Meadows.

This fabulous residence offers a super functional and spacious layout, featuring two spacious bedrooms and two full bathrooms, with bedrooms strategically placed on opposite sides for enhanced privacy. The inviting living room is highlighted by a cozy wood-burning fireplace and provides direct access to a large patio – perfect for relaxing or entertaining, with a serene view facing the quiet courtyard.

Residents will appreciate the comprehensive amenities of this complex, including a large workout gym, a dedicated underground parking stall, and a separate assigned storage locker.

Enjoy unparalleled convenience with public transit just steps away, and close proximity to major retail hubs like South Centre Mall, essential commuter routes via Macleod Trail, and the natural beauty of Fish Creek Provincial Park.

This is an excellent opportunity whether you're looking to stop paying rent or seeking a savvy investment. Book your private showing today and experience the exceptional value this home offers!



Built in 1982

Essential Information

MLS® #	A2244368
Price	\$265,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	826
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3108, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5H1

Amenities

Amenities	Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony, Private Entrance, Storage
Construction	Brick, Wood Frame

Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.