

\$249,900 - 3108, 13045 6 Street Sw, Calgary

MLS® #A2269622

\$249,900

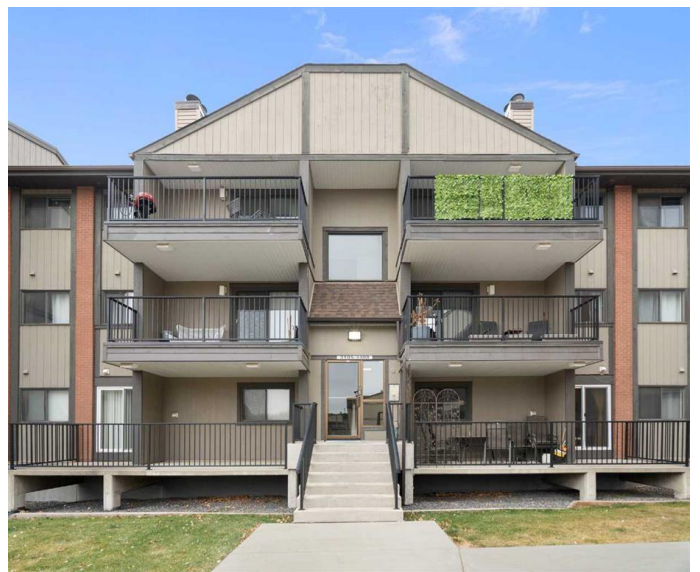
2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Canyon Pines! This beautifully updated 2-bedroom, 2-bathroom main-floor unit radiates pride of ownership. As you step inside, you'll immediately appreciate the care and attention that has gone into maintaining this wonderful home. The functional and spacious layout includes two large bedrooms and two full bathrooms. The inviting living room is enhanced by a charming wood-burning fireplace and opens to a large patio that faces the interior courtyard, perfect for relaxing or entertaining while enjoying the views. With durable laminate floors, this home is both stylish and functional. The spacious master bedroom features a walk-through closet and en-suite bathroom and a large second bedroom, conveniently located just across from the second full bathroom. This unit has convenient in-suite laundry with extra storage room and is one of the best locations in the complex. Residents will love the array of amenities, including a well-equipped gym, dedicated heated underground parking, and a separate assigned storage locker. With public transit just steps away, and close proximity to shopping destinations, convenience is at your doorstep. Whether you're ready to stop renting or searching for a smart investment opportunity, this home is the perfect fit. Book your private showing today and discover the exceptional value this property offers!

Built in 1982



Essential Information

MLS® #	A2269622
Price	\$249,900
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	3108, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5H1

Amenities

Amenities	Fitness Center, Parking, Trash
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete, Wood Frame

Additional Information

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

Listing Details

Listing Office	RE/MAX First
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