

\$255,000 - 3108, 13045 6 Street Sw, Calgary

MLS® #A2244368

\$255,000

2 Bedroom, 2.00 Bathroom, 826 sqft

Single Family 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! (id:6289)

Built in 1982

Essential Information

Listing # A2244368

Price \$255,000



Bedrooms	2
Bathrooms	2.00
Square Footage	826
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

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

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Washer & Dryer
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick
Construction	Wood frame

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 13th, 2025 at 7:01am PDT