

# \$225,000 - 3306, 13045 6 Street Sw, Calgary

MLS® #A2234959

## \$225,000

2 Bedroom, 1.00 Bathroom, 821 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Top Floor, 2 Bedroom 1 bath with insuite laundry. This condo has been tastefully updated and ready for its new owner with new flooring and new stainless appliances its the perfect turnkey unit. The floor plan has 2 generous sized bedrooms, including a walk in closet off the primary. The living room opens to the dining area which sides the kitchen and leads to a spacious laundry/pantry room. Neutral décor, maple cabinetry and new kitchen appliances. Underground parking, a storage locker and an on site fitness facility round out this terrific home. Walking distance to Fish Creek Park, the LRT, All Levels of Schools, Shopping, Rec Center with Pool & Tennis Courts, Walking Paths and more! A great place to call home.

Built in 1982

## Essential Information

MLS® #	A2234959
Price	\$225,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	821
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment



Style Single Level Unit  
Status Active

### Community Information

Address 3306, 13045 6 Street Sw  
Subdivision Canyon Meadows  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 5H1

### Amenities

Amenities Fitness Center, Recreation Room, Secured Parking  
Parking Spaces 1  
Parking Stall, Underground

### Interior

Interior Features Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  
Heating Baseboard, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
# of Stories 3

### Exterior

Exterior Features Balcony  
Roof Asphalt Shingle  
Construction Brick, Cedar, Wood Frame

### Additional Information

Date Listed July 4th, 2025  
Days on Market 5  
Zoning M-C1

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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