

**3108, 13045 6 Street SW**  
**Calgary, Alberta**

**MLS # A2244368**



**\$265,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                     |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 826 sq.ft.                         | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                                                                              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                             | <b>Condo Fee:</b> | \$ 610 |
| <b>Basement:</b>   | -                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Wood Frame                                                                             | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                                                             | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting |                   |        |

**Inclusions:** N/A

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!