

# \$239,900 - 2311, 13045 6 Street Sw, Calgary

MLS® #A2201698

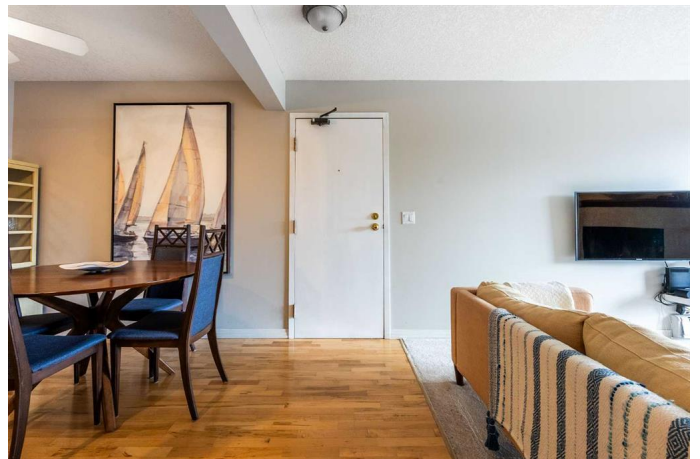
**\$239,900**

2 Bedroom, 1.00 Bathroom, 834 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Discover comfort, convenience, and unbeatable value in this beautifully maintained condo, nestled in a tranquil setting of Canyon Meadows. Step inside to discover a spacious and well-maintained home featuring an open-concept kitchen and dining area that flows seamlessly into a cozy living room with sliding doors leading to the South facing balcony—perfect for morning coffee and relaxing evenings. Directly through the functional kitchen you will enjoy the in-suite laundry room with ample room for pantry needs, keeping your space organized and clutter-free. Down the hall is the spacious primary bedroom featuring a good size walk-in closet, while the versatile second bedroom is perfect for guests, a home office, or a creative retreat. Both rooms share the lovely 4 piece bath. When winter arrives, your heated underground parking stall and secure storage locker ensure your vehicle and belongings stay warm and protected. Stay active with the building's fitness centre or explore the nearby natural beauty of Fish Creek Park and Babbling Brook. With shopping, entertainment, sports facilities, and professional services just minutes away, Canyon Meadows offers a vibrant lifestyle. Plus, commuting is effortless with easy access to public transit, including bus routes and the Canyon Meadows LRT station just four blocks away. If you're looking for the perfect blend of serenity and city convenience, this condo checks every box. Welcome home!



Built in 1982

## Essential Information

MLS® #	A2201698
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2311, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

## Amenities

Amenities	Fitness Center
Parking Spaces	1
Parking	Assigned, Parkade, Underground, Secured
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	37
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.