

# \$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	8
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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