

# \$249,000 - 1110, 13045 6 Street Sw, Calgary

MLS® #A2208771

**\$249,000**

2 Bedroom, 2.00 Bathroom, 821 sqft  
Residential on 0.00 Acres

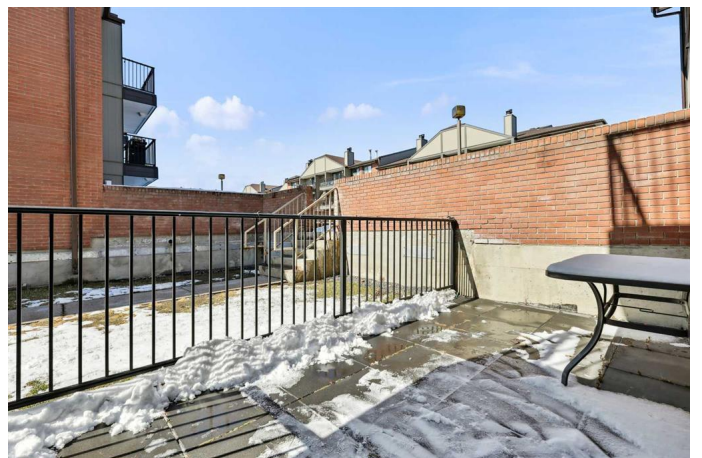
Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo offering the ideal layout for comfort and privacy. With bedrooms and bathrooms thoughtfully positioned on opposite sides of the unit, you'll enjoy a functional open-concept design that feels both spacious and homey.

The kitchen features brand-new appliances and modern white cabinetry, perfect for cooking and entertaining. Both bathrooms have been stylishly renovated with new vanities, tubs, and fresh tilework. Throughout the unit, you'll find fresh paint and charming touches—including a cozy wood-burning fireplace, a dedicated dining area, and a separate laundry room with extra storage.

This ground-floor unit is in one of the best locations in the complex, boasting a large gated patio with plenty of sunshine, privacy, and room to relax. There's ample space for outdoor furniture, a pet to roam, or toys for the kids. Just steps away, you'll find lush green space and a friendly courtyard ideal for play and socializing.

Additional amenities include access to a fully equipped gym, secure underground parking, and a private storage cage—adding convenience and peace of mind to your everyday living.



Enjoy being minutes from the natural beauty of Fish Creek Parkâ€”perfect for biking, walking, or joggingâ€”and only a short walk to the LRT station for convenient commuting. With schools, shopping, parks, and restaurants all nearby, this location truly has it all!

Built in 1982

### Essential Information

MLS® #	A2208771
Price	\$249,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	821
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1110, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W5H1

### Amenities

Amenities	Fitness Center, Laundry, Parking, Playground, Storage
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### **Exterior**

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

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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