



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3209, 13045 6 Street SW
Calgary, Alberta

MLS # A2323772



\$189,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 637
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	Cable
Features:	No Animal Home, No Smoking Home, Track Lighting		

Inclusions: N/A

Welcome to this well-maintained two-bedroom condo with exception square footage of comfortable living space and exceptional value. Whether you're a first-time buyer, investor, or looking to simplify your lifestyle, this home presents an affordable opportunity in a convenient southwest Calgary location. The functional floor plan features a bright and inviting living room with access to a private patio, creating the perfect space to relax or entertain. A dedicated dining area connects seamlessly to the kitchen, which offers ample cabinetry, generous counter space, and updated appliances, including a newer refrigerator and stove, along with a recently installed dishwasher and microwave (February 2026). Both bedrooms are generously sized, providing flexibility for guests, a roommate, or a home office. The four-piece bathroom is conveniently located nearby, while the full-size in-suite washer and dryer, along with a separate storage room, add valuable everyday convenience rarely found at this price point. Additional features include an assigned parking stall in the heated underground parkade and access to a well-equipped fitness room within the complex. Located in the established community of Canyon Meadows, residents enjoy easy access to shopping, restaurants, recreation facilities, and transit. The Canyon Meadows LRT Station is within walking distance, while nearby Fish Creek Provincial Park offers kilometres of scenic pathways, natural green space, and year-round outdoor recreation. Whether you're entering the market, downsizing, or expanding your investment portfolio, this is an opportunity to own a spacious two-bedroom home in a sought-after southwest Calgary location offering exceptional value and everyday convenience.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Coldwell Banker Mountain Central. Information is believed to be reliable but not guaranteed.