



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

**MLS # A2285897**

**\$229,900**



<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 (44 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>	\$ 637
<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		
<b>Inclusions:</b>	N/A		

**Quiet, Clean, and Perfectly Positioned:** The Canyon Meadows Courtyard Unit Experience an exceptional opportunity in the highly sought-after Southwest community of Canyon Meadows. This impeccably clean, move-in-ready home is a standout in the market, offering a level of quiet and privacy that is rare in condo living. **Strategic Design & Maximum Privacy** This isn't just a standard 2-bedroom, 2-bathroom layout—it is a super-functional "split" design. With bedrooms located on opposite sides of the living space, it provides enhanced privacy that is perfect for roommates, guests, or a dedicated home office. The interior is sun-filled and exceptionally well-maintained, ready for you to move in without lifting a finger. **The Courtyard Oasis** The heart of this home is the inviting living room, anchored by a cozy wood-burning fireplace—a rare and coveted feature that adds a genuine "home" feel. Step out through the sliding doors onto your huge private deck. Facing the serene and quiet interior courtyard, this massive outdoor space is your own private retreat for relaxing or entertaining away from the hustle of the city. **Elite Building Amenities** Living here means having access to a full suite of professional-grade amenities: Fitness Centre: A large, fully equipped gym just steps from your door. Secure Parking: A dedicated underground parking stall for those Calgary winters. Extra Storage: A separate, assigned storage locker for your seasonal gear. **The Ultimate SW Location** Positioned for unparalleled convenience, you are minutes from Fish Creek Provincial Park, offering endless trails and natural beauty. Commuting is a breeze with Macleod Trail and public transit just steps away, while premier shopping at South Centre Mall is just around the corner. Stop paying rent and start building equity. Whether you are looking for a savvy investment or

a pristine place to call home, this Canyon Meadows gem checks every box. 2 Bedrooms. 2 Full Bathrooms. Huge Courtyard Deck. Wood Fireplace. Book your private showing today&mdash;this is a win you don't want to miss.