

# \$229,900 - 3108, 13045 6 Street Southwest, Calgary

MLS® #A2285897

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## \$229,900

2 Bedroom, 2 Bathroom, 826 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

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 todayâ€”this is a win you don't want to miss.

Built in 1982

## Essential Information

MLS® #	A2285897
Price	\$229,900
Sold Price	\$220,000
Date Sold	March 16th, 2026

Bedrooms	2
Full Baths	2
Square Footage	826
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Sold
Condo Fee	637
Condo Fee Includes	Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water, Amenities of HOA/Condo, Maintenance Grounds
Condo Name	Canyon Pines Condominiums

### Community Information

Address	3108, 13045 6 Street Southwest
Subdivision	Canyon Meadows
City	Calgary
Province	Alberta
Postal Code	T2W5H1

### Amenities

Amenities	Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

### Interior

Goods Included	Built-in Features, Open Floorplan, Pantry, Recessed Lighting, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3
Flooring	Carpet, Laminate

### Exterior

Exterior Features Balcony, Private Entrance, Storage

Construction Wood Frame, Brick

Front Exposure W

### **Additional Information**

Zoning M-C1

HOA Fees 0.00

### **Listing Details**

Listing Office eXp Realty

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Listing information last updated on June 17th, 2026 at 7:35am MDT