

# \$215,000 - 2105, 13045 6 Street Sw, Calgary

MLS® #A2263076

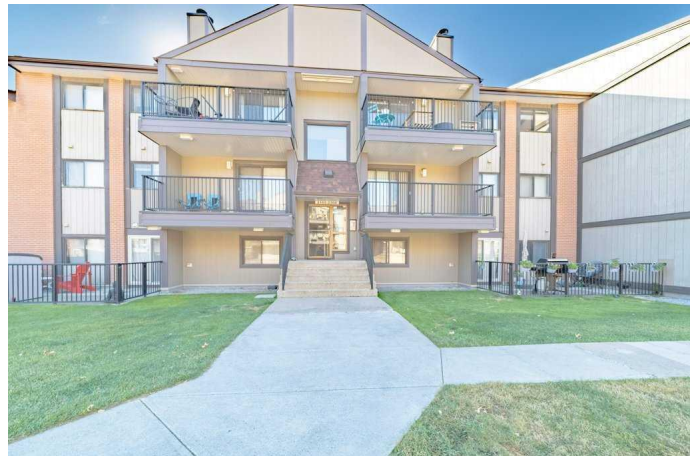
**\$215,000**

2 Bedroom, 2.00 Bathroom, 818 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Canyon Creek Pines, an ideal condo for first-time buyers, downsizers, or investors. This ground-level unit offers 2 bedrooms and 2 full bathrooms, including a spacious primary suite with a walk-through closet and 4-piece ensuite. The bright and functional layout features an open living and dining area with plenty of natural light, a well-appointed kitchen with ample cabinet space, and the convenience of in-suite laundry with extra storage. Step out onto the sunny south-facing balcony, perfect for your morning coffee. This home also includes one underground heated parking stall and an assigned storage locker. The pet-friendly complex allows up to two pets under 14 kg, provides access to a fitness centre, and has condo fees that include heat, water/sewer, and trash removal. Located in desirable Canyon Meadows, you're within walking distance to the LRT, schools, shopping, Fish Creek Park, and major roadways. This well-kept apartment offers excellent value in a fantastic location—book your private showing today!



Built in 1982

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2263076  |
| Price     | \$215,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 818               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2105, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 2M6                 |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Fitness Center, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                             |
| Parking        | Assigned, Secured, Underground                                |
| # of Garages   | 1                                                             |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                                  |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Wood Burning                                                               |
| # of Stories      | 4                                                                          |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Courtyard                         |
| Construction      | Concrete, Wood Frame, Wood Siding |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 24                |
| Zoning         | M-C1              |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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