

\$245,000 - 2203, 13045 6 Street Sw, Calgary

MLS® #A2221598

\$245,000

2 Bedroom, 1.00 Bathroom, 823 sqft
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Unit 2203 in Canyon Pines, located in the desirable community of Canyon Meadows. This well-maintained 2-bedroom, 1-bathroom condo offers a bright and functional open-concept layout with sunny south-facing windows and a private south-facing balcony. The galley-style kitchen features modern cabinetry and appliances, with direct access to a spacious in-suite laundry and storage room. The primary bedroom includes a large walk-in closet, while the second bedroom is perfect for guests, an office, or hobbies. Recent updates include new carpet, vinyl plank flooring, fresh paint. Additional features include 1 heated underground parking stall, a secure storage locker, and access to an on-site fitness room in a Pet-friendly building. Walking distance to Canyon Meadows LRT, Fish Creek Park, and all major amenities. Ideal for first-time buyers, downsizers, or investors!

Built in 1982

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2221598 |
| Price | \$245,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 823 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 2203, 13045 6 Street Sw |
| Subdivision | Canyon Meadows |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W5H1 |

Amenities

| | |
|----------------|--|
| Amenities | Fitness Center, Secured Parking, Trash |
| Parking Spaces | 1 |
| Parking | Parkade |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Storage, Recreation Facilities |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer |
| Heating | Boiler |
| Cooling | None |
| # of Stories | 3 |

Exterior

| | |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting |
| Roof | Asphalt/Gravel |
| Construction | Brick, Concrete, Wood Frame, Cedar |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 29 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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