

\$235,000 - 2203, 13045 6 Street Sw, Calgary

MLS® #A2221598

\$235,000

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 | \$235,000 |
| 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 | No Animal Home, Open Floorplan, Pantry, Storage, Laminate Counters, Low Flow Plumbing Fixtures, 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, Cedar, Concrete, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 60 |
| Zoning | M-C1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.