

# \$227,500 - 2104, 13045 6 Street Sw, Calgary

MLS® #A2256445

**\$227,500**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this two-bedroom, two-bathroom corner unit with a private patio located in the upscale community of Canyon Meadows, conveniently located just steps from Canyon Meadows LRT Station. Enjoy quick access to Fish Creek Park, Babbling Brook Park, Canyon Meadows Golf Club, and the Canyon Meadows Aquatic & Fitness Centre. The active community association also offers an outdoor skating rink and year-round events. This well-managed, pet-friendly (with restrictions) complex features a welcoming inner courtyard and a fully equipped fitness room. Inside, the unit is move-in ready with fresh paint, upgraded closet organizers, a new ceiling fan, and newer appliances. Both bedrooms are generously sized, including a primary retreat with a four-piece ensuite bathroom and walk-in closet. The oversized laundry room offers a newer stacked washer/dryer plus plenty of storage space. Additional features include secure underground parking and a private storage locker. Perfect for a first-time buyer or savvy investor. Call for a private showing today!

Built in 1982

## Essential Information

MLS® # A2256445

Price \$227,500

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	824
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2104, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

### Amenities

Amenities	Fitness Center, Recreation Facilities
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, None
# of Stories	3

### Exterior

Exterior Features	Courtyard, Playground
Roof	Shingle
Construction	Brick, Wood Frame, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  September 16th, 2025

Zoning                        M-C1

### **Listing Details**

Listing Office                RE/MAX iRealty Innovations

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