

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

MLS® #A2263076

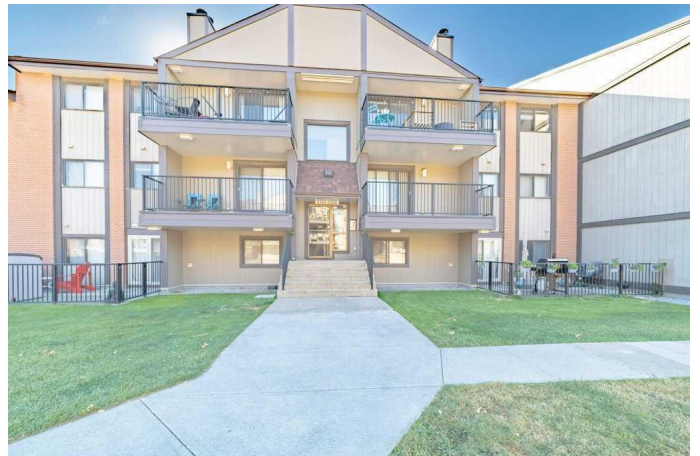
\$215,000

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	7
Zoning	M-C1

Listing Details

Listing Office	2% Realty
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