

# \$225,000 - 2203, 13045 6 Street Sw, Calgary

MLS® #A2221598

## \$225,000

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          | \$225,000 |
| 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, Lighting, Courtyard       |
| Roof              | Asphalt/Gravel                     |
| Construction      | Brick, Concrete, Wood Frame, Cedar |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 80             |
| Zoning         | M-C1           |

### Listing Details

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

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