

\$210,000 - 2101, 13045 6 Street Sw, Calgary

MLS® #A2254216

\$210,000

2 Bedroom, 2.00 Bathroom, 822 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to Canyon Pines, ideally located in Canyon Meadows. This ground-floor unit offers 820 sq ft of functional living space, featuring 2 bedrooms and 2 full bathrooms.

The home includes a bright galley-style kitchen with maple cabinetry and laminate countertops, seamlessly connecting to a cozy dining area and living room. The living space provides direct access to a private ground-level patio, ideal for outdoor relaxation. New laminate flooring throughout the main area and in-suite laundry area adds everyday convenience. The large primary bedroom offers ample space, with a walk-through closet and a full ensuite. The secondary bedroom is across from the main 4-piece bath.

Additional features include:

Two Assigned parking stalls

Assigned storage locker

Ground-floor location with direct access

Access to complex amenities, including a fitness room and sauna

Pet Friendly building (with board approval)

Canyon Meadows offers easy access to the LRT, close to schools, parks, Canyon Meadows Aquatic & Fitness Centre, and local shopping amenities. Ideal for first-time buyers, investors, or those seeking a low-maintenance lifestyle in a mature, established Calgary neighbourhood.



Built in 1982

Essential Information

MLS® #	A2254216
Price	\$210,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	822
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2101, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

Amenities

Amenities	Fitness Center, Recreation Room, Storage
Parking Spaces	2
Parking	Parkade

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3

Exterior

Exterior Features	None
Construction	Brick, Wood Frame, Wood Siding

Additional Information

Date Listed	September 5th, 2025
Days on Market	12
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
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