

# \$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	47
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.