

\$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

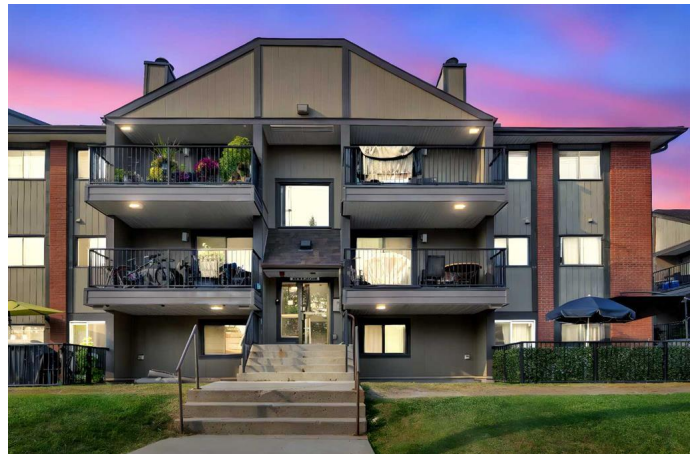
Assigned storage locker

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	13
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.