

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

MLS® #A2263076

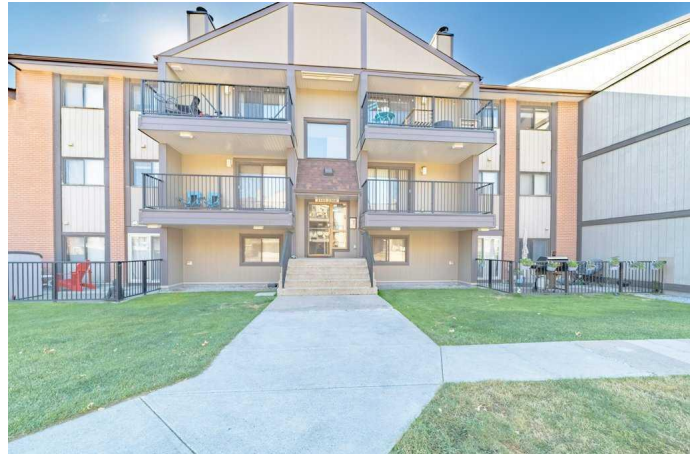
**\$215,000**

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 | 5                 |
| Zoning         | M-C1              |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% 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.