

# \$249,900 - 1306, 13045 6 Street Sw, Calgary

MLS® #A2185968

**\$249,900**

2 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Top-Floor Condo in Canyon Pines â€“  
West-Facing with 2 Underground Parking  
Stalls

Welcome to Canyon Pines, a quiet, well-located community near parks, pathways, and convenient transit options. This top-floor, 2-bedroom, 1-bathroom condo is perfectly situated with a west-facing view over the central courtyardâ€”ideal for enjoying sunsets, morning coffee, or tending to flower boxes on the private balcony.

In a wood-frame building, the top floor is where you want to beâ€”no overhead noise and added peace of mind.

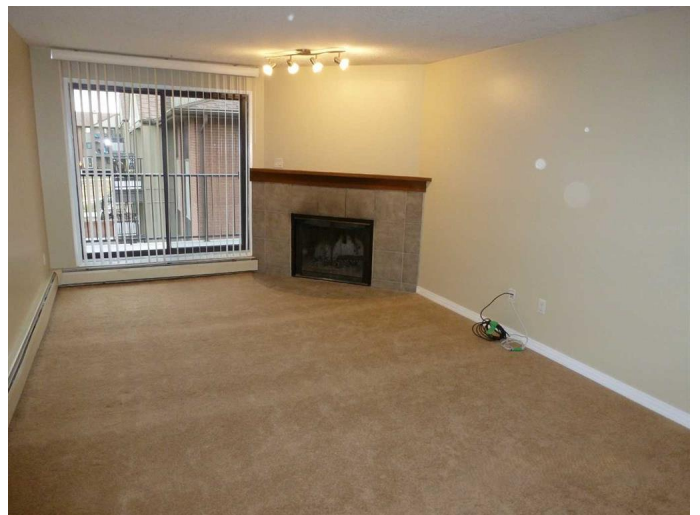
Step into a spacious, open-concept living and dining area thatâ€™s perfect for relaxing or entertaining guests. The galley-style kitchen leads into a combined pantry, storage, and laundry roomâ€”a rare and practical bonus.

Both bedrooms are generously sized, and the primary bedroom features a large walk-in closet with plenty of room for your wardrobe and more.

Recent Updates Include:

New carpet (2021) in living room, hallway, and both bedrooms

Vinyl plank flooring (2021) in the kitchen, dining area, bathroom, and laundry room



New dishwasher (2021)

Fresh paint (2021) in the main living areas, hallway, kitchen, and bathroom

Wood-burning fireplace, WETT-inspected and condo boardâ€“approved for use (Jan 2023)

Exceptional Features:

TWO side-by-side underground parking stalls â€“ rare in this complex, and incredibly valuable

(One stall is currently rented to a tenant who would love to stay if you only need one)

Storage locker in the parkade for your seasonal gear

Fitness room on-siteâ€“save on gym fees

Pet-friendly (up to 2 pets, 14kg max each)

No elevator â€“ please note this is a walk-up building

A Nature-Loverâ€™s Dream Location:

Enjoy walking paths tucked throughout the neighborhood, including Babbling Brook Park just a block away and the sprawling beauty of Fish Creek Park only a short stroll further.

Youâ€™re also just a 5-minute walk to the Canyon Meadows LRT station, with a bus stop conveniently located right in front of the building. Plus, you'll have easy access to shopping, restaurants, and all the amenities you could need.

This condo offers great value, thoughtful updates, and a location that blends peace, convenience, and community. Come see for yourself!

Built in 1982

## Essential Information

MLS® #	A2185968
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	1306, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

## Amenities

Amenities	Fitness Center, Park, Parking, Trash, Laundry, Secured Parking, Storage
Parking Spaces	2
Parking	Assigned, Parkade, Secured, Underground

## Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Storage, No Animal Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Baseboard, Natural Gas, Boiler, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	January 15th, 2025
Days on Market	109
Zoning	M-C1

## Listing Details

Listing Office	TREC The Real Estate Company
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