

# \$225,000 - 2203, 13045 6 Street Sw, Calgary

MLS® #A2221598

## \$225,000

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	\$225,000
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	Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Storage, Recreation Facilities
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Washer/Dryer
Heating	Boiler
Cooling	None
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Lighting, Courtyard
Roof	Asphalt/Gravel
Construction	Brick, Concrete, Wood Frame, Cedar

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	72
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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