

# \$216,500 - 2104, 13045 6 Street Sw, Calgary

MLS® #A2256445

**\$216,500**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

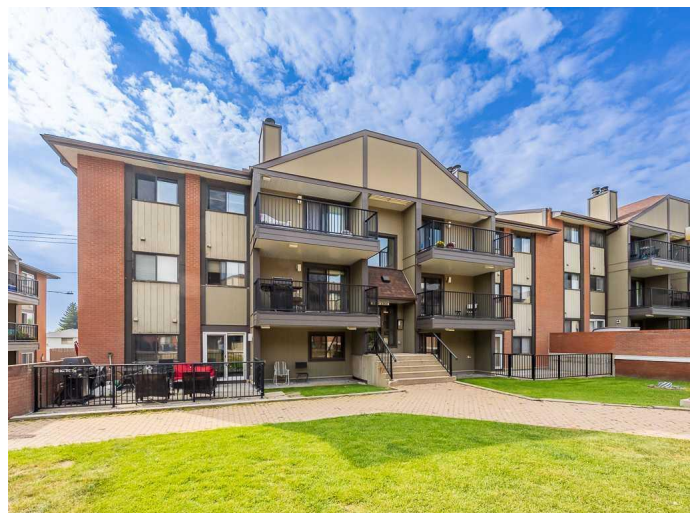
**\*\* JUST REDUCED!! \*\*** Welcome to this two-bedroom, two-bathroom corner unit with a private patio located in the upscale community of Canyon Meadows, conveniently located just steps from Canyon Meadows LRT Station. Enjoy quick access to Fish Creek Park, Babbling Brook Park, Canyon Meadows Golf Club, and the Canyon Meadows Aquatic & Fitness Centre. The active community association also offers an outdoor skating rink and year-round events. This well-managed, pet-friendly (with restrictions) complex features a welcoming inner courtyard and a fully equipped fitness room. Inside, the unit is move-in ready with fresh paint, upgraded closet organizers, a new ceiling fan, and newer appliances. Both bedrooms are generously sized, including a primary retreat with a four-piece ensuite bathroom and walk-in closet. The oversized laundry room offers a newer stacked washer/dryer plus plenty of storage space. Additional features include secure underground parking and a private storage locker. Perfect for a first-time buyer or savvy investor. Call for a private showing today!

Built in 1982

## Essential Information

MLS® # A2256445

Price \$216,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 2104, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 5H1                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Fitness Center, Recreation Facilities |
| Parking Spaces | 1                                     |
| Parking        | Heated Garage, Parkade, Underground   |
| # of Garages   | 1                                     |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan                                 |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Living Room, Mantle, None                                                         |
| # of Stories      | 3                                                                                 |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Courtyard, Playground |
| Roof              | Shingle               |

|              |                                |
|--------------|--------------------------------|
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 51                   |
| Zoning         | M-C1                 |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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