

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

MLS® #A2256445

**\$216,500**

2 Bedroom, 2.00 Bathroom, 824 sqft  
Residential on 0.00 Acres

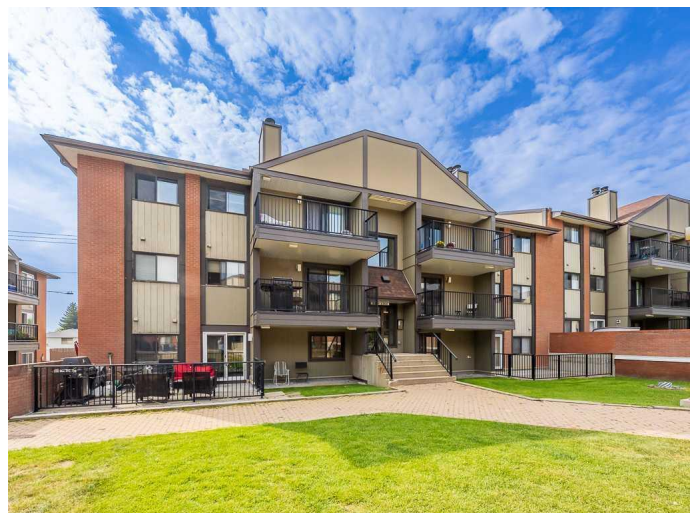
Canyon Meadows, Calgary, Alberta

**\*\* 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	40
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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