

# \$204,900 - 2211, 13045 6 Street Sw, Calgary

MLS® #A2221083

## \$204,900

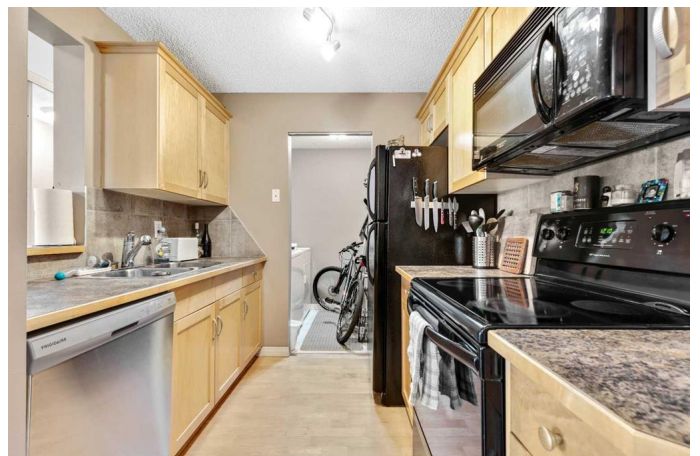
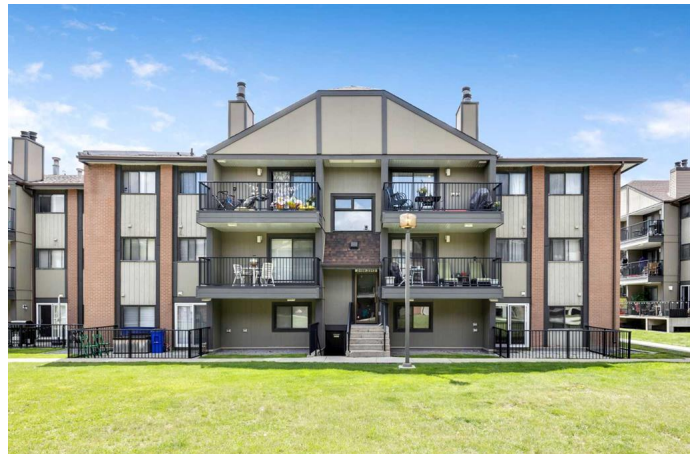
2 Bedroom, 1.00 Bathroom, 826 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Discover this inviting 2 bedroom, 1 bath corner unit nestled in the established community of Canyon Meadows, just a 5-minute stroll from the Canyon Meadows LRT Station. This walkable neighborhood borders the natural beauty of Fish Creek Park and Babbling Brook, perfect for scenic walks, and is near the Canyon Meadows Golf Club and the Canyon Meadows Aquatic & Fitness Centre. The community association offers an outdoor skating rink and hosts various events throughout the year. This well-managed, pet-friendly complex (with restrictions) is surrounded by lush green spaces, mature trees, and a well-equipped fitness room. Inside, the spacious living room opens onto an expansive balcony, ideal for relaxing or entertaining. The kitchen overlooks both the dining and living areas, creating a natural flow throughout the space. Both bedrooms are generously sized, with the primary suite featuring a large walk-in closet. The convenient 4-piece bathroom is strategically located near the bedrooms for easy access. Additional highlights include a large laundry room with a full-sized washer and dryer and extra storage space. This unit also comes with secure underground parking and a storage locker for added convenience. Perfectly positioned for those seeking a vibrant, amenity-rich and active lifestyle with easy access to transit, parks, and recreation.

Built in 1982



## Essential Information

MLS® #	A2221083
Price	\$204,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	826
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2211, 13045 6 Street Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5H1

## Amenities

Amenities	Fitness Center, Parking, Storage
Parking Spaces	1
Parking	Parkade, Stall, Underground, Assigned
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Courtyard
Construction	Brick, Wood Frame, Cedar

**Additional Information**

Date Listed	May 18th, 2025
Days on Market	103
Zoning	M-C1

**Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.