

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

MLS® #A2221083

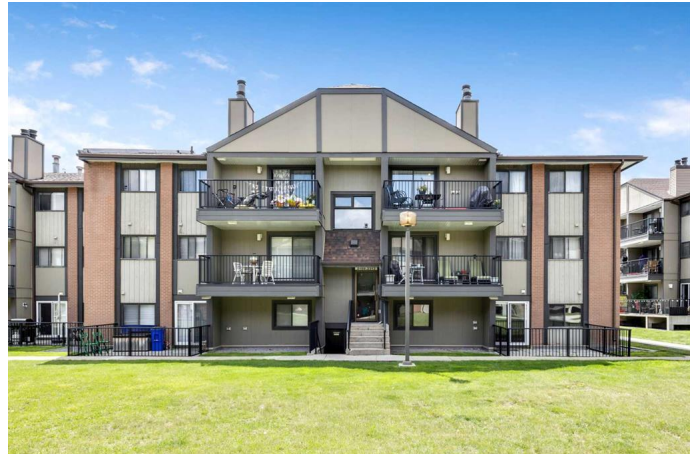
**\$204,900**

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 | 96             |
| Zoning         | M-C1           |

## **Listing Details**

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

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