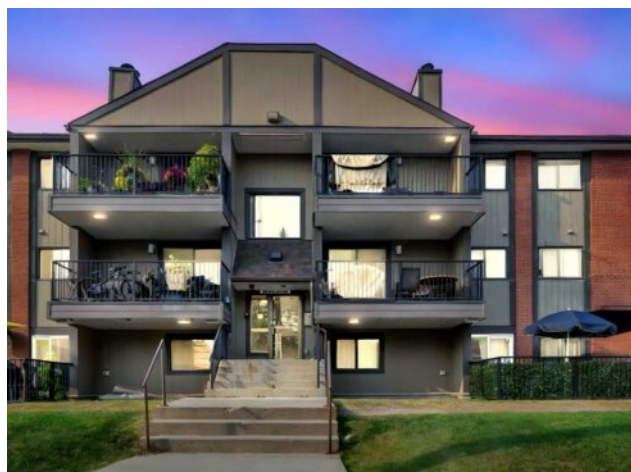


2101, 13045 6 Street SW
Calgary, Alberta

MLS # A2254216



\$210,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	822 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Welcome to Canyon Pines, ideally located in Canyon Meadows. This ground-floor unit offers 820 sq ft of functional living space, featuring 2 bedrooms and 2 full bathrooms. The home includes a bright galley-style kitchen with maple cabinetry and laminate countertops, seamlessly connecting to a cozy dining area and living room. The living space provides direct access to a private ground-level patio, ideal for outdoor relaxation. New laminate flooring throughout the main area and in-suite laundry area adds everyday convenience. The large primary bedroom offers ample space, with a walk-through closet and a full ensuite. The secondary bedroom is across from the main 4-piece bath. Additional features include: Two titled parking stalls Assigned storage locker Ground-floor location with direct access Access to complex amenities, including a fitness room and sauna Pet Friendly building (with board approval) Canyon Meadows offers easy access to the LRT, close to schools, parks, Canyon Meadows Aquatic & Fitness Centre, and local shopping amenities. Ideal for first-time buyers, investors, or those seeking a low-maintenance lifestyle in a mature, established Calgary neighbourhood.