

**2105, 13045 6 Street SW  
Calgary, Alberta**

**MLS # A2263076**



**\$205,000**

**Division:** Canyon Meadows

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 818 sq.ft. **Age:** 1982 (44 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Assigned, Secured, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 600

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Heating:** Baseboard **Water:** -  
**Floors:** Carpet, Laminate **Sewer:** -  
**Roof:** - **Condo Fee:** \$ 600  
**Basement:** - **LLD:** -  
**Exterior:** Concrete, Wood Frame, Wood Siding **Zoning:** M-C1  
**Foundation:** - **Utilities:** -  
**Features:** Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Inclusions:** All furniture as seen in photos

Welcome to Canyon Creek Pines, an ideal condo for first-time buyers, downsizers, or investors. This ground-level unit offers 2 bedrooms and 2 full bathrooms, including a spacious primary suite with a walk-through closet and 4-piece ensuite. The bright and functional layout features an open living and dining area with plenty of natural light, a well-appointed kitchen with ample cabinet space, and the convenience of in-suite laundry with extra storage. Step out onto the sunny south-facing balcony, perfect for your morning coffee. This home also includes one underground heated parking stall and an assigned storage locker. The pet-friendly complex allows up to two pets under 14 kg, provides access to a fitness centre, and has condo fees that include heat, water/sewer, and trash removal. Located in desirable Canyon Meadows, you're within walking distance to the LRT, schools, shopping, Fish Creek Park, and major roadways. This well-kept apartment offers excellent value in a fantastic location—book your private showing today!