

2203, 13045 6 Street SW  
Calgary, Alberta

MLS # A2221598

\$249,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, Open Floorplan, Pantry, Recreation Facilities, Storage		
Inclusions:	None		

Welcome to Unit 2203 in Canyon Pines, located in the desirable community of Canyon Meadows. This well-maintained 2-bedroom, 1-bathroom condo offers a bright and functional open-concept layout with sunny south-facing windows and a private south-facing balcony. The galley-style kitchen features modern cabinetry and appliances, with direct access to a spacious in-suite laundry and storage room. The primary bedroom includes a large walk-in closet, while the second bedroom is perfect for guests, an office, or hobbies. Recent updates include new carpet, vinyl plank flooring, fresh paint. Additional features include 1 heated underground parking stall, a secure storage locker, and access to an on-site fitness room in a Pet-friendly building. Walking distance to Canyon Meadows LRT, Fish Creek Park, and all major amenities. Ideal for first-time buyers, downsizers, or investors!