

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

**MLS # A2263076**



**\$215,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 600
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!