

# \$249,900 - 1306, 13045 6 Street Sw, Calgary

MLS® #A2185968

**\$249,900**

2 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Top-Floor Condo in Canyon Pines â€“  
West-Facing with 2 Underground Parking  
Stalls

Welcome to Canyon Pines, a quiet, well-located community near parks, pathways, and convenient transit options. This top-floor, 2-bedroom, 1-bathroom condo is perfectly situated with a west-facing view over the central courtyardâ€”ideal for enjoying sunsets, morning coffee, or tending to flower boxes on the private balcony.

In a wood-frame building, the top floor is where you want to beâ€”no overhead noise and added peace of mind.

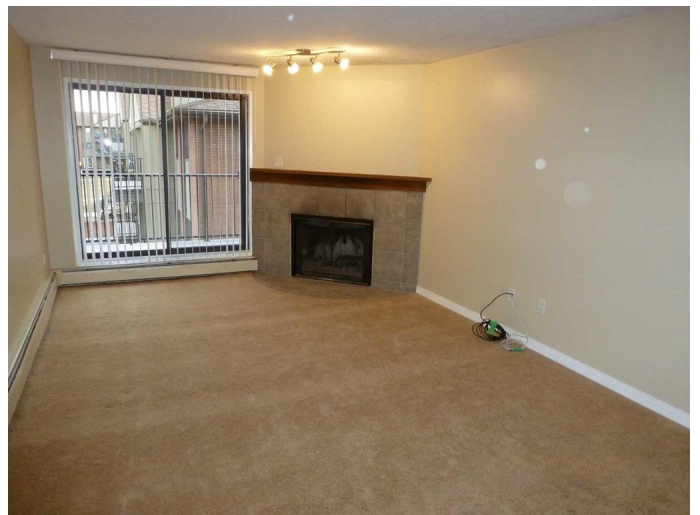
Step into a spacious, open-concept living and dining area thatâ€™s perfect for relaxing or entertaining guests. The galley-style kitchen leads into a combined pantry, storage, and laundry roomâ€”a rare and practical bonus.

Both bedrooms are generously sized, and the primary bedroom features a large walk-in closet with plenty of room for your wardrobe and more.

Recent Updates Include:

New carpet (2021) in living room, hallway, and both bedrooms

Vinyl plank flooring (2021) in the kitchen, dining area, bathroom, and laundry room



New dishwasher (2021)

Fresh paint (2021) in the main living areas,  
hallway, kitchen, and bathroom

Wood-burning fireplace, WETT-inspected and  
condo boardâ€“approved for use (Jan 2023)

Exceptional Features:

TWO side-by-side underground parking stalls  
â€“ rare in this complex, and incredibly  
valuable

(One stall is currently rented to a tenant who  
would love to stay if you only need one)

Storage locker in the parkade for your  
seasonal gear

Fitness room on-siteâ€“save on gym fees

Pet-friendly (up to 2 pets, 14kg max each)

No elevator â€“ please note this is a walk-up  
building

A Nature-Loverâ€™s Dream Location:

Enjoy walking paths tucked throughout the  
neighborhood, including Babbling Brook Park  
just a block away and the sprawling beauty of  
Fish Creek Park only a short stroll further.

Youâ€™re also just a 5-minute walk to the  
Canyon Meadows LRT station, with a bus stop  
conveniently located right in front of the  
building. Plus, you'll have easy access to  
shopping, restaurants, and all the amenities  
you could need.

This condo offers great value, thoughtful  
updates, and a location that blends peace,  
convenience, and community. Come see for  
yourself!

Built in 1982

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2185968      |
| Price          | \$249,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 827           |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1306, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W 5H1                 |

## Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Fitness Center, Park, Parking, Trash, Laundry, Secured Parking, Storage |
| Parking Spaces | 2                                                                       |
| Parking        | Assigned, Parkade, Secured, Underground                                 |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Storage, No Animal Home, Walk-In Closet(s)                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Baseboard, Natural Gas, Boiler, Hot Water                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |

|              |              |
|--------------|--------------|
| Fireplaces   | Wood Burning |
| # of Stories | 3            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Courtyard       |
| Lot Description   | Landscaped, Lawn         |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame, Brick, Cedar |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 106                |
| Zoning         | M-C1               |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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