

# \$229,900 - 4112, 13045 6 Street Sw, Calgary

MLS® #A2196580

**\$229,900**

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Bright & Spacious Main Floor Unit with Courtyard Views! This south-facing 2-bedroom, 2-bathroom condo offers sunny SOUTH exposure and a huge patio overlooking the peaceful courtyard. Featuring stylish laminate flooring, newer appliances, and an inviting electric fireplace, this unit blends comfort and convenience. Enjoy the ease of underground parking and the warmth of natural light all day long. A perfect blend of indoor-outdoor living! Pets are allowed. 2 pets, dogs up to 14 kg.

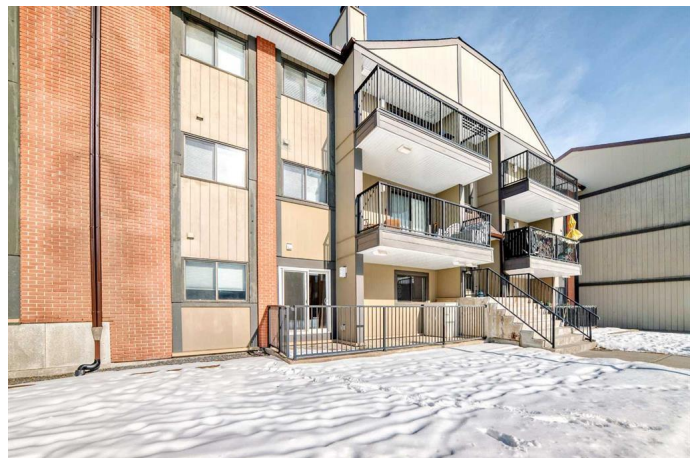
Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2196580    |
| Price          | \$229,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 819         |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

Address 4112, 13045 6 Street Sw



|             |                |
|-------------|----------------|
| Subdivision | Canyon Meadows |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2W 5H1        |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Fitness Center       |
| Parking Spaces | 1                    |
| Parking        | Parkade, Underground |
| # of Garages   | 1                    |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters                                                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                              |
| Cooling           | None                                                                                |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Electric                                                                            |
| # of Stories      | 3                                                                                   |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Construction      | Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 23rd, 2025 |
| Days on Market | 69                  |
| Zoning         | M-C1                |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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