# \$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.



#### **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 73

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX Realty Professionals

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.