

# \$225,900 - 4202, 13045 6 Street Sw, Calgary

MLS® #A2193755

**\$225,900**

2 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Excellent location within the desirable community of Canyon Meadows. This 2 bedroom open concept condo is well situated facing south onto the private Canyon Pines Condominium courtyard. Heated underground parking with assigned storage locker and on site exercise facility. Well maintained unit with in suite laundry and steps away from the Canyon Meadows LRT and Fish Creek Provincial Park.

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193755    |
| Price          | \$225,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 827         |
| Acres          | 0.00        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4202, 13045 6 Street Sw |
| Subdivision | Canyon Meadows          |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | t2w5h1  |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Fitness Center, Secured Parking, Snow Removal, Storage |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Parkade                                 |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Central, Natural Gas, Boiler                                     |
| Cooling           | None                                                                        |
| # of Stories      | 3                                                                           |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Construction      | Brick, Wood Frame, Wood Siding |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 82                  |
| Zoning         | M-C1                |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.