



**4202, 13045 6 Street SW
Calgary, Alberta**

MLS # A2193755



\$235,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	827 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

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.