



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13045 6 Street #4112, Calgary T2W 5H1**

MLS® #: **A2196580**

Area: **Canyon Meadows**

Listing Date: **02/23/25**

List Price: **\$235,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1982**

Finished Floor Area  
Abv Sqft: **819**  
Low Sqft:  
Ttl Sqft: **819**

DOM

**0**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:  
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard, Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Ceiling Fan(s), Laminate Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$610**  
Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **8510280**

Remarks

Pub Rmks:

**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!**

Inclusions:

N/A

Property Listed By:

RE/MAX Realty Professionals

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







