

\$269,000 - 103, 13104 Elbow Drive Sw, Calgary

MLS® #A2110935

\$269,000

2 Bedroom, 1.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

STEPS TO FISH CREEK PARK ! The townhouse style condo features 2 bedrooms, one bathroom and a large amount of storage. Vaulted ceilings and large windows make the OPEN-CONCEPT main floor a great place to entertain guests. Outstanding features , including 2 balconies, wood burning fireplace and an abundance of natural light. The galley style kitchen is well appointed with lots of cupboards, and gives access to the laundry / pantry/storage room. Upstairs , the 4 piece bathroom has been renovated and provides a linen closet and large vanity with new soaker tub, a great place to relax at the end of the day. The expansive primary bedroom walks out to a PRIVATE BALCONY. The entire complex has NEWER windows, NEWER exterior doors, NEWER building envelope/exterior finishes, NEWER roof, eaves, flashing, deck flooring & aluminum railing. The additional special assessment loans have all been paid for this unit. Awesome location in Canyon Meadows. FISH CREEK PARK is directly to the south, SCHOOLS AND PUBLIC POOL are to the north, GOLF COURSE to the west, and MacLeod Trail and CTrain to the east. Quick driving access to malls, downtown, and the new ring road. Assigned parking with plenty of visitor parking, this well run complex has it all! LOCATION < SIZE< PRICE!! Dont miss this opportunity.

Built in 1975



Essential Information

MLS® #	A2110935
Price	\$269,000
Sold Price	\$314,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,088
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	103, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	High Ceilings, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Courtyard, Playground
Lot Description	Other
Roof	Rolled/Hot Mop, Tar/Gravel
Construction	Cement Fiber Board, Stucco
Foundation	Slab

Additional Information

Date Listed	February 28th, 2024
Date Sold	March 8th, 2024
Days on Market	9
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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