

\$274,900 - 510, 13104 Elbow Drive Sw, Calgary

MLS® #A2116288

\$274,900

2 Bedroom, 1.00 Bathroom, 1,141 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this charming RENOVATED 2 bedroom/1 bathroom townhouse in the desirable community of Canyon Meadows. Step into a haven of modern comfort and style where every detail has been meticulously crafted to offer a delightful living experience. It's offered for the AFFORDABLE PRICE of only \$274,900!!

As you enter, you're greeted by an inviting living space adorned with contemporary finishes and abundant natural light flowing through large windows, creating an ambiance of warmth and relaxation. The open layout seamlessly connects the living area to the kitchen, ideal for entertaining guests or enjoying cozy family dinners.

The kitchen boasts sleek cabinetry, stainless steel appliances, and wide countertops, making meal preparation a pleasure. Whether you're a culinary enthusiast or simply enjoy cooking, this kitchen is sure to inspire your culinary creativity.

Both bedrooms are generously sized providing comfort and for peaceful nights of rest. The renovated bathroom exudes sophistication with its modern fixtures and stylish design as well as DOUBLE SINKS offering a spa-like retreat for your daily routines.

Additional highlights include a WOOD BURNING FIREPLACE, a generous amount of STORAGE SPACE conveniently tucked under the stairs and not one but TWO PRIVATE OUTDOOR PATIOS for enjoying your morning coffee or evening gatherings.



The renovation of the unit included: extending the cabinets, new countertops, new laminate and carpet as well as 22 LED POT LIGHTS most on dimmer switches and much more. The exterior of the complex has been recently renovated including new hardie board siding, new roof shingles, new windows and doors, new railings and new flooring on decks etc. It is now TURN KEY for years to come. Located in a desirable neighborhood, this townhouse backs onto FISH CREEK PARK which is the SECOND LARGEST URBAN PARK IN CANADA. It's a short drive from St. Catherine School(K-6) as well as Escuela Canyon Meadows(offering Spanish immersion K-5). This location offers easy access to the Canyon Meadows C-TRAIN STATION as well as MacLeod Trail. Don't miss the opportunity to make this renovated townhouse your new home sweet home. Schedule a showing today and experience the epitome of modern living in a tranquil setting.

Built in 1975

Essential Information

MLS® #	A2116288
Price	\$274,900
Sold Price	\$350,510
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,141
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	510, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, Landscaped, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 27th, 2024
Days on Market	6
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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