

\$285,000 - 405, 13104 Elbow Drive Sw, Calgary

MLS® #A2116379

\$285,000

2 Bedroom, 1.00 Bathroom, 860 sqft

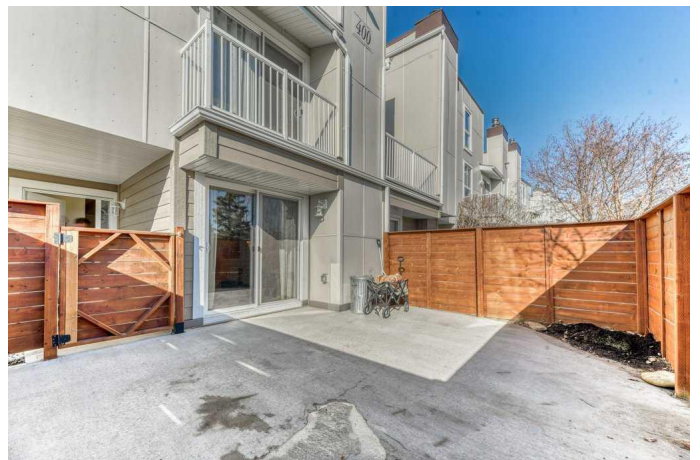
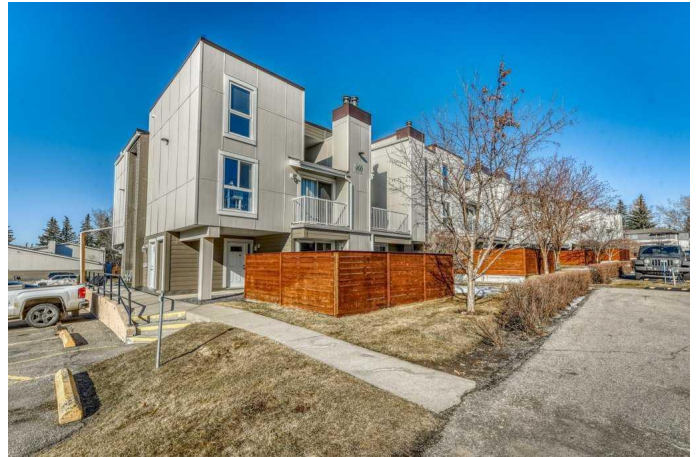
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

MAIN FLOOR, BUNGALOW-STYLE unit with New Furnace and Air Conditioning (\$12,000). The larger renovation loan share was paid by the seller. IDEALY LOCATED next to multiple open™ parking spaces and steps to FISH CREEK PARK the best green space in Calgary. Access is great into the open-concept home and huge fenced patio. The south-facing covered entrance area can also be a 3-season sitting space.

The building's EXTERIOR UPGRADES make this a great long-term investment, not to mention how good the site looks. There is low-maintenance triple-glazed vinyl windows and Hardi siding. The roomy interior has ample natural light, and is finished with modern kitchen cabinets and appliances, bathroom double-vanity, electric fireplace, and laminate flooring throughout. The furnace with A.C. was installed in 2023. The cozy spaces and neutral colors offer great options for decorating. There is a functional kitchen with open counter, a laundry closet away from living areas, and a huge storage room ideal for bikes, winter tires, and more. The two large bedrooms are quiet and capture evening sun. The master has his and her closets.

From this home you can RETREAT DIRECTLY TO NATURE to Fish Creek's™ extensive trail system. In the immediate area are Canyon Meadows Aquatic & Fitness Centre & Golf and Country Club, as well as Canyon Meadows CTrain station. Close by are major roads, shopping, Rockyview Hospital,



and more amenities and activities. This is a pet-friendly site. You will come to see the VALUE AND CURB APPEAL, and want to STAY FOR THE LIFESTYLE!

Built in 1975

Essential Information

MLS® #	A2116379
Price	\$285,000
Sold Price	\$310,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	860
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	405, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Assigned, Guest, Stall

Interior

Interior Features	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Microwave

	Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Street Lighting, Private, Treed, Views
Roof	Flat, Membrane
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	March 25th, 2024
Days on Market	4
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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