

\$324,900 - 607, 13104 Elbow Drive Sw, Calgary

MLS® #A2119093

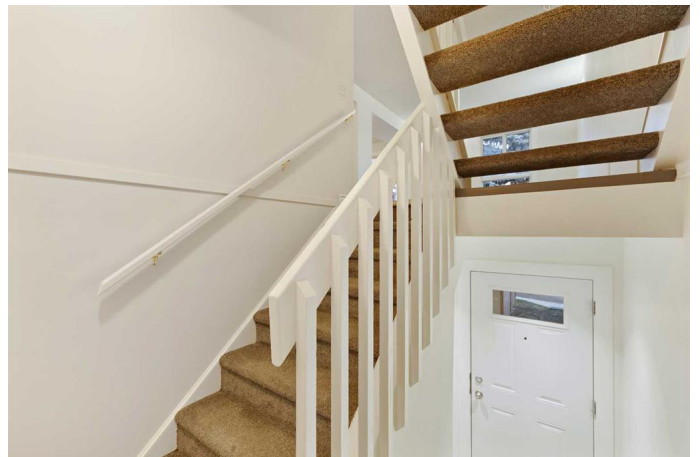
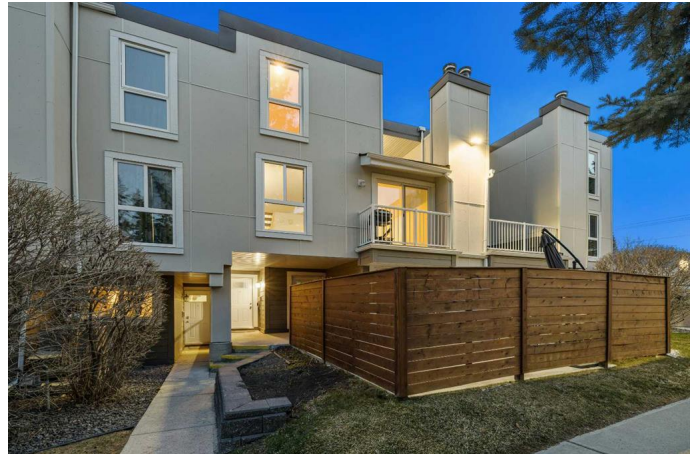
\$324,900

2 Bedroom, 1.00 Bathroom, 1,232 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

WELCOME to this AIR-CONDITIONED, SPACIOUS TOWNHOUSE that has 1232.31 Sq Ft of DEVELOPED LIVING SPACE w/ASSIGNED PARKING, only steps away from FISH CREEK PROVINCIAL PARK (South) in the Community of CANYON MEADOWS!!! This HOME has 2 PRIVATE BALCONIES which is PERFECT to ENJOY those SUNSETS or your MORNING COFFEE, + there are VIEWS of the COURTYARD w/TREES, incl/PARK beyond. The Exterior of this complex, Canyon Creek Heights has been renovated w/Hardy Board, New Roof Shingles, TRIPLE-PANE Windows/Doors (Helps w/NOISE REDUCTION), New Railings/Flooring on Decks, VISITOR PARKING. The Complex is WELL-MAINTAINED, + PET-FRIENDLY (w/CONDO APPROVAL). This is a PRIME INVESTMENT to rent out, or move in as it has GREAT LOCATION, the SIZE, + PRICE!!! The BRIGHT Foyer has CONVENIENT STORAGE underneath the stairs. Going up to the MAIN Floor is the HUGE 17'x 10'x 11' LIVING ROOM, a 17'x 11'x 7' DINING ROOM that has a WOOD-BURNING FIREPLACE. The OPEN-CONCEPT FLOOR PLAN, VAULTED CEILING, + LARGE WINDOWS allowing in NATURAL LIGHT makes this space for PLENTY of GUESTS incl/FAMILY, + FRIENDS while you RELAX TOGETHER. The Patio Door is off that to the 8'x 2' Balcony. The Galley Style KITCHEN has MAPLE CABINETRY,



GLASS TILED BACKSPLASH, GRANITE COUNTER TOPS, BLACK APPLIANCES, + OPEN SHELVING for PANTRY. It has access around the corner to the larger PANTRY/STORAGE/LAUNDRY ROOM.

Heading to the Upper Floor that has Windows filling the rooms w/Sunshine is the 14' X 10' PRIMARY BEDROOM that has a Mirrored Closet. There is the door to the 10' X 3' Balcony. A 4 pc BATHROOM w/LINEN CLOSET, a MODERN SINK, + FAUCET, + another 11' X 8' GOOD-SIZED BEDROOM.

Fireplace Inoperable-'AS IS'. The Furnace + A/C on roof was serviced on Oct 2023. This Complex backs onto FISH CREEK w/3300 ACRES of GREEN SPACE, ENVIRONMENTAL RESERVE, BOW RIVER, EXTENSIVE PATHWAY SYSTEM/HIKING TRAILS, SIKOME LAKE, + PICNIC AREAS to ENJOY the FRESH AIR. This is a TRANQUIL SETTING w/MATURE TREES around.

Canyon Meadows has SCHOOLS, RESTAURANTS, STORES, PUBLIC POOL (North), GOLF COURSE (West), Commercial District incl/Avenida Village Shopping Centre, + C-TRAIN STATION (East) so EASY ACCESS to DOWNTOWN/MACLEOD TRAIL so quick driving access to more MALLS, + RING ROAD. BOOK your showing TODAY!!!

Built in 1975

Essential Information

MLS® #	A2119093
Price	\$324,900
Sold Price	\$318,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,232
Acres	0.00

Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	607, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brass, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Low Maintenance Landscape, Street Lighting
Roof	Tar/Gravel
Construction	Cement Fiber Board, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	May 17th, 2024
Days on Market	25
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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