

\$294,900 - 112, 13104 Elbow Drive Sw, Calgary

MLS® #A2121023

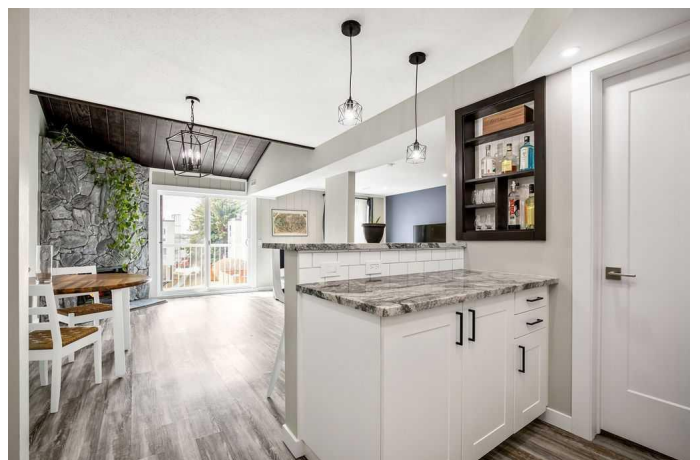
\$294,900

2 Bedroom, 1.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Discover the perfect blend of comfort and convenience in this end unit townhouse. Boasting just over 1,085 square feet of living space across two floors, it offers ample room for relaxation and entertaining. Step inside to find a bright and welcoming living room, perfect for unwinding after a long day. The kitchen seamlessly connects to the dining room, which features large sliding patio doors leading to the first deck, creating a seamless indoor-outdoor flow. The main level also features a spacious laundry area off the kitchen, adding convenience to your daily routine. Upstairs, you'll discover a generously sized primary bedroom with access to a second deck, offering a peaceful retreat. A full 4-piece bathroom and a second bedroom complete the upper level. Recent exterior renovations, including a newer, windows, exterior doors, and sliding patio doors, ensure a fresh and well-maintained appearance. Located just steps away from Fish Creek Park, this townhouse is a haven for outdoor enthusiasts. Enjoy easy access to nature trails, scenic walks, and recreational activities right outside your door. Conveniently situated, this home provides easy access to all essential amenities. Schools, the Canyon Meadows Aquatic and Fitness Centre, LRT stations, Macleod Trail shopping, and a variety of restaurants are all close by. Plus, its proximity to the city centre and mountains via the Ring Road ensures seamless connectivity. Whether you're seeking a cozy home or an investment



opportunity, this townhouse is a fantastic option. Don't let this one pass you by, book a showing and see for yourself.

Built in 1975

Essential Information

MLS® #	A2121023
Price	\$294,900
Sold Price	\$345,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,086
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	112, 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	Breakfast Bar, High Ceilings, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	None
Lot Description	Lawn, Landscaped
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 30th, 2024
Days on Market	18
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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