

\$320,000 - 107, 13104 Elbow Drive Sw, Calgary

MLS® #A2121338

\$320,000

2 Bedroom, 1.00 Bathroom, 1,191 sqft

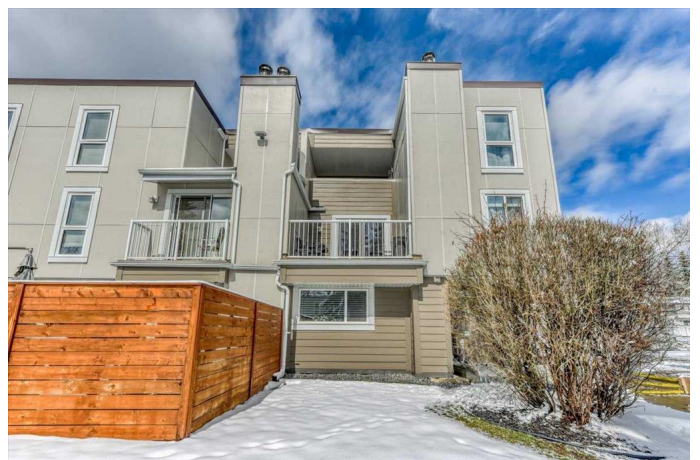
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

This LARGE SOUTH-FACING, END UNIT townhouse with upgrades including air conditioning, furnace, hardwood flooring, appliances, and more. Featuring 2 PRIVATE BALCONIES with no patio below. There are VIEWS of the treed courtyard and the Park beyond. All combined with a great condo fee, this is an IDEAL INVESTMENT to move in or rent out.

Entering from the separate entrance directly off the parking lot, there is a closet and storage next to the open stairwell. The BIG OPEN-CONCEPT main level has abundant living space open for your layout needs, dedicated dining room, and large patio door. The kitchen was renovated with abundant cabinets and stainless-steel appliances. Off to the side is a large multi-use room for a pantry, storage, and in-unit laundry. The upper level oversized, retreat like primary bedroom has no shared walls, massive closet, and walks onto the 2nd PRIVATE BALCONY with roof overhang for use in most weather. This level is complete with a second bedroom, large 4-piece washroom and linen closet in the hallway. There are large windows fill the space with warm sunlight giving a cozy feeling throughout.

The site exterior cladding, triple-pane windows, doors, and balconies were completely replaced and provide a cost-effective, low maintenance, modern look for long-term value. This site is very well managed, pet-friendly, plenty of additional



parking, and maybe more views of green space than other sites.

At this awesome location in desired 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 where there is a COMMERCIAL DISTRICT including the Avenida Village Shopping Centre. Quick driving access to malls, major roads and access to downtown.

This is a must-see exceptional townhouse unit steps from nature and with great condo fees. This unit has the larger loan paid off and did I mention the air-conditioning? Donâ€™t miss out on this exciting opportunity in this peaceful community.

Built in 1975

Essential Information

MLS® #	A2121338
Price	\$320,000
Sold Price	\$342,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,191
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	107, 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	Chandelier, Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Pantry, 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
# of Stories	3
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance
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, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 22nd, 2024
Days on Market	11
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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