

\$264,900 - 612, 13104 Elbow Drive Sw, Calgary

MLS® #A2128133

\$264,900

2 Bedroom, 1.00 Bathroom, 1,142 sqft

Residential on 0.00 Acres

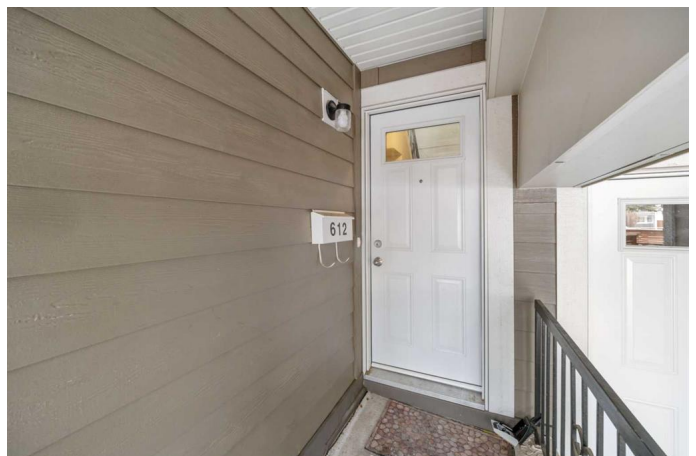
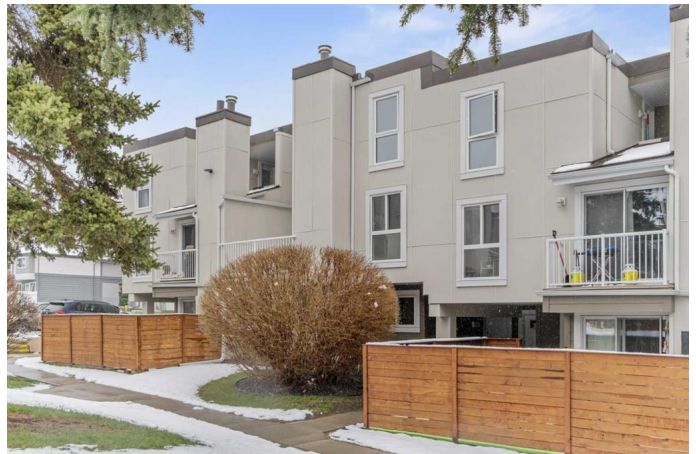
Canyon Meadows, Calgary, Alberta

Welcome to 612 Canyon Creek Heights located in the desirable community of Canyon Meadows. This Townhouse offers TWO west-facing patios perfect for those evening barbecues or morning coffees! The main level features a spacious open-concept living room, dining room (direct access to the first patio), and a kitchen. This property includes a large in-suite laundry room, providing ample space for folding, storage, or even doubling as an extended pantry. HWT replaced in 2022. Upstairs, you'll find a well-sized primary bedroom featuring its own private patio, ideal for enjoying a good book on those warm summer evenings. Completing the upper level is a 4-piece bathroom and a second bedroom. Canyon Creek Heights is just steps from Fish Creek Park, which boasts hundreds of Kms of scenic pathways! This property will not last long! Call your favourite Realtor today!

Built in 1975

Essential Information

MLS® #	A2128133
Price	\$264,900
Sold Price	\$286,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,142



Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	612, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	See Remarks
Roof	Flat, Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 21st, 2024
Days on Market	19
Zoning	M-C1 d100

HOA Fees 0.00

Listing Details

Listing Office Drummer Realty & Property Management

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