

\$299,900 - 815, 13104 Elbow Drive Sw, Calgary

MLS® #A2141798

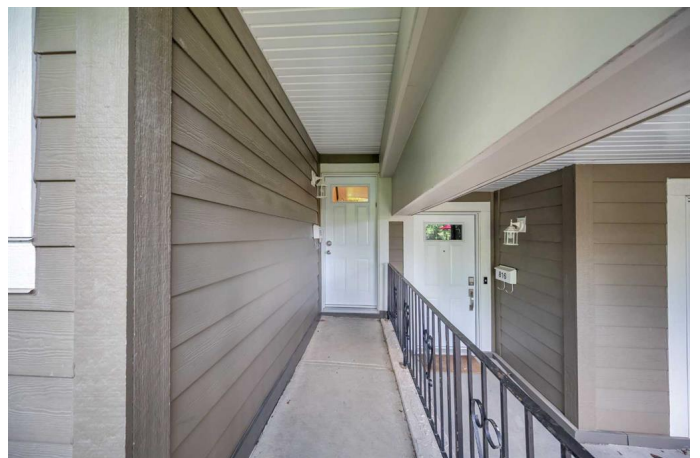
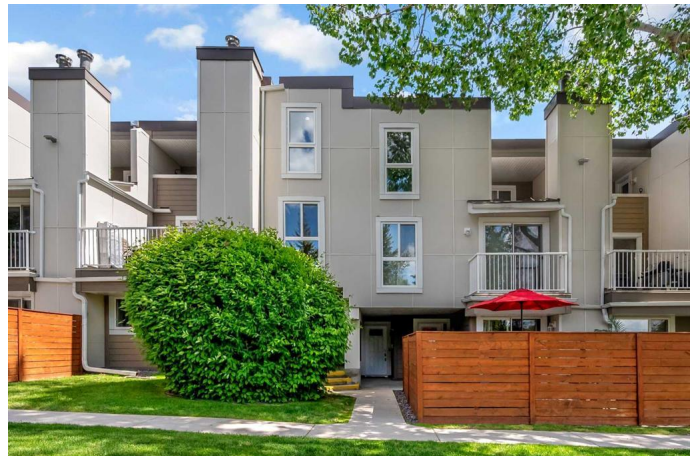
\$299,900

2 Bedroom, 1.00 Bathroom, 1,181 sqft

Residential on 11.05 Acres

Canyon Meadows, Calgary, Alberta

LOCATION! Fish Creek Park enthusiasts will love the view of the park and mountains! Just steps to the park. This immaculate and stylish townhouse promotes a convenient, low-maintenance lifestyle nestled amongst the tranquillity of Fish Creek Park! Central air conditioning, 2 outdoor spaces and an enchanting layout that is bathed in character are the first of many exceptional bonuses this multilevel home offers. The ground level with a large closet hides away the seasonal clutter before you ascend the open riser staircase to the main level. Immediately be impressed by the open and airy feel that is illuminated by natural light with coveted details like shiplap feature walls and soaring vaulted ceilings. The living room is a calming sanctuary to sit back and relax. Entertaining is the focus of the dining room while the classic woodburning fireplace provides the ambience or spend the warm months barbequing with friends on the adjacent balcony overlooking the serene courtyard. Neutral and white the kitchen inspires culinary adventures and conveniently access the in-suite laundry and storage room, perfect after those trips to Costco! A second set of dramatic open riser stairs leads to the upper level home to 2 bedrooms that are both spacious and bright with full-wall custom closet systems. The master has the extra indulgence of a private balcony for peaceful morning coffees or lazy weekends curled up with a good book. Completing this level is a 4-piece bathroom. This pet-friendly (with board



approval) complex with lush courtyards is mere seconds to Fish Creek Park much to the delight of outdoor enthusiasts and dog owners with acres of nature and walking trails to explore. This extremely walkable community also boasts an active community centre, ice rinks, sports courts and a city run aquatic and fitness centre. Simply an outstanding home in a phenomenal location!

Built in 1975

Essential Information

MLS® #	A2141798
Price	\$299,900
Sold Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,181
Acres	11.05
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	815, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	Dog Park, Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Closet Organizers, Laminate Counters, Open Floorplan
Appliances	Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Portable Dishwasher, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Basement	None

Exterior

Exterior Features	Balcony, Lighting, Storage
Lot Description	Backs on to Park/Green Space, Few Trees, Lawn, Greenbelt, Landscaped
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2024
Date Sold	July 2nd, 2024
Days on Market	15
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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