

\$309,900 - 707, 13104 Elbow Drive Sw, Calgary

MLS® #A2144692

\$309,900

2 Bedroom, 1.00 Bathroom, 1,058 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Looking for a townhome that combines a modern design, everyday conveniences, AND easy access to nature? This 2-bedroom townhome offers over 1000 sq ft of comfort and style - just steps from Fish Creek Park! The main level is open concept with lots of natural light cascading throughout. The kitchen has been recently updated with modern cabinetry, appliances, and stunning quartz countertop. Whether you are preparing a quick meal for the family or entertaining, this kitchen has what you need to get the job done with ease. The dining area is spacious and bright and opens to a welcoming patio with space for seating and a BBQ – perfect for having friends over on a warm summer night. The living area has lots of room for relaxing around the cozy fireplace! Upstairs you will find the oversized primary bedroom – a charming oasis that will help you recharge and relax. It even has its own private covered balcony – a wonderful spot for enjoying a glass of wine and a good book after a long day. This suite has all the things you need to stay organized too, with superb closet space. You™ll also appreciate the beautiful light that flows in from the floor to ceiling window. The second bedroom is also spacious, with a wide closet and additional storage nook. This home also has great curb appeal with updated exterior design details made with style and durability in mind. This home is in a well-maintained complex with lots of trees and green space. The monthly condo fees are very affordable



and take care of snow removal and common area maintenance. With an easy-living lifestyle like this youâ€™ll have more time to get out and enjoy the things you like to do! You canâ€™t beat this homeâ€™s location in the south-west community of Canyon Meadows. Nestled on the northern edge of Fish Creek Provincial Park, youâ€™ll love the peaceful tranquility this townhome community delivers, while still enjoying quick access to transit, major thoroughfares in and out of the city, bike networks and more! The neighbourhood also boasts several parks, playgrounds, and recreation opportunities as well as schools and other key services. This a fantastic opportunity to live in a home and a community that offers everything you need and want for a modern, active lifestyle.

Built in 1975

Essential Information

MLS® #	A2144692
Price	\$309,900
Sold Price	\$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,058
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	707, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W2P2

Amenities

Amenities	Parking, Picnic Area
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Baseboard, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Many Trees
Roof	Asphalt/Gravel
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 26th, 2024
Days on Market	29
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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