

\$340,000 - 209, 13104 Elbow Drive Sw, Calgary

MLS® #A2145302

\$340,000

2 Bedroom, 1.00 Bathroom, 1,134 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Discover this beautiful, fully renovated 2-story townhouse overlooking a serene green space and just steps from Fish Creek Park. Complex is well maintained and close to bus routes and LRT. The community offers extensive bike routes, walking paths, and picnic areas, with so many options to get out and explore! The main floor boasts a spacious family room, dining room with a wooden fireplace, a brand-new kitchen with stainless steel appliances, granite countertops, and backsplash, as well as a laundry room with ample storage. Enjoy a lovely balcony with picturesque views. Upstairs, you'll find a large master bedroom, an additional well-sized bedroom, a second balcony, and a fully renovated 5-piece bathroom. Don't miss the chance to see your future amazing townhouse – schedule your showing today!

Built in 1975

Essential Information

MLS® #	A2145302
Price	\$340,000
Sold Price	\$327,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,134
Acres	0.00



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

Community Information

Address	209, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	Parking, Picnic Area, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	2
Basement	None

Exterior

Exterior Features	Balcony, Playground
Lot Description	Landscaped, Many Trees
Roof	Flat, Membrane
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	August 9th, 2024
Days on Market	42
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.