

\$299,900 - 1201, 13104 Elbow Drive Sw, Calgary

MLS® #A2157837

\$299,900

2 Bedroom, 1.00 Bathroom, 947 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Your search is over! This home is everything you've been looking for, in a great location and at an affordable price! You'll be impressed before you even walk inside! This corner-unit townhome is located in a very quiet, tree filled complex that provides excellent parking for your Guests. It's also on the ridge of Fish Creek Provincial Park with its extensive walking/biking paths, picnic spots, fishing holes and unbeatable mountain views, especially at sunset! Behind the privacy fence is an incredible Outdoor Living Space perfect for enjoying your morning coffee, BBQ dinners with Friends and everything in between. Inside, all the rooms are of an ample size with the vaulted ceiling adding openness and character. If you want a wood-burning fireplace in the Great Rm, no problem! There's one already installed. The Kitchen allows for multiple people to prepare meals to be enjoyed in the central Dining Area. This entire space has amazing natural light, excellent ventilation and provides direct access to the Outdoor Living Space while remaining cool in the summer. The Bedrooms are nicely tucked away with the Master boasting a brilliant Built-in Closet. The complex is very well managed and maintained, and the special assessment for the complete exterior make-over has been paid in full. If driving, you'll be amazed at the quick access to anywhere thanks to multiple main roadways close by. If you're taking transit, there's a bus stop right outside the



complex and the LRT station is within walking distance. Make this one yours before someone else makes it theirs! Book your viewing today!

Built in 1975

Essential Information

MLS® #	A2157837
Price	\$299,900
Sold Price	\$330,151
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	947
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	1201, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

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

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Other, Rain Gutters
Lot Description	Corner Lot, Front Yard, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed
Foundation	Slab

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 23rd, 2024
Days on Market	7
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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