

712, 13104 Elbow Drive SW
Calgary, Alberta

MLS # A2213399



\$349,800

Division:	Canyon Meadows		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY, MAY 11 FROM 2:00 - 4:30 Prime 2 bedroom corner townhome with Courtyard Views – Your Perfect Retreat Awaits! (Click the virtual tour link with iGuide tour to visually pan around each room). This exceptional townhome is a rare gem, offering a private and peaceful corner unit nestled by a natural courtyard. Located just steps from the breathtaking Fish Creek Provincial Park, this property is a dream come true for outdoor enthusiasts. Imagine exploring miles of scenic walking and biking trails, fishing at serene holes, picnicking with loved ones, or basking in unbeatable views—all right outside your doorstep! Step inside and fall in love with the thoughtfully designed interior. This home features stylish new vinyl plank flooring, new carpet, durable tile, and contemporary light fixtures. Furnace with 40 year warranty was updated in 2017. New hot water tank approximately 6 years ago. Fresh paint creates a modern and inviting ambiance, while the natural wood-burning fireplace adds warmth and charm. Vaulted ceilings enhance the spacious living room, making it perfect for relaxing or hosting gatherings. The beautifully updated kitchen, with its gleaming white cabinets and gorgeous new quartz counters, invites you to unleash your culinary creativity. Convenient layout seamlessly flows into the dining and living areas, offering a great layout for hosting family gatherings and entertaining friends. Upstairs, the master retreat is a sanctuary of comfort, complete with a private balcony where you can unwind and recharge after a long day. The 4-piece main bathroom has a brand new quartz vanity. A large, well-placed laundry room on the main level offers built-in shelving and ample storage, helping keep your belongings organized. Enjoy summertime bliss with air conditioning inside, and two exclusive use balconies, perfect for sipping

coffee, firing up the BBQ, or simply taking in the peaceful surroundings. Your assigned parking stall is near the front door with guest parking conveniently located just north of the complex. Canyon Creek Heights boasts a completely refreshed exterior, including new windows and doors, ensuring long-term peace of mind. With transit options like the LRT and bus nearby, along with shopping, amenities, and nature at your fingertips, this property combines comfort, style, and unbeatable convenience. Don't miss your chance to make this exquisite townhome yours. It's more than a home; it's a lifestyle! Book your private viewing today before this one gets away. We can't wait to show you around!