# \$349,800 - 712, 13104 Elbow Drive Sw, Calgary

MLS® #A2213399

## \$349,800

2 Bedroom, 1.00 Bathroom, 1,248 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY, MAY 11 FROM 2:00 - 4:30\*\*\* Prime 2 bedroom corner townhome with Courtyard Views â€" 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 viewsâ€"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!

Built in 1975

### **Essential Information**

MLS® # A2213399

Price \$349,800

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,248 Acres 0.00

Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 712, 13104 Elbow Drive Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 2P2

#### **Amenities**

Amenities Park, Picnic Area, Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Electric Range, Range Hood,

Refrigerator, Washer/Dryer Stacked

Heating Forced Air
Cooling Central Air

Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features Balcony, Courtyard, Private Entrance

Lot Description Backs on to Park/Green Space, Corner Lot, Landscaped, Views, Treed

Roof Flat

Construction Cement Fiber Board, Composite Siding

Foundation Poured Concrete

#### Additional Information

Date Listed April 24th, 2025

Days on Market 28

Zoning M-C1

## **Listing Details**

Listing Office Royal LePage Benchmark

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