

405, 13104 Elbow Drive SW
Calgary, Alberta

MLS # A2286199



\$305,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	916 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

GREAT VALUE at this site overlooking Fish Creek Park, walkable to C Train and the many amenities in this established community. This is a main floor, bungalow townhouse unit. Upgrades include Furnace/Air Conditioning unit (2023), electric fireplace, kitchen cabinets and appliances, and a double vanity in the bathroom. There is a functional kitchen with open counter, bedrooms big enough for king beds, a laundry closet away from living areas, and a huge storage room ideal for bikes, winter tires, and more. The primary bedroom has two closets. The roomy interior has ample natural light, a modern and open feel throughout. The cozy spaces and neutral colors offer great options for decorating. Accessibility is great into the home and large fenced patio. The south-facing covered entrance area can also be a 3-season sitting space. This corner unit is IDEALY LOCATED next to multiple 'open' parking stalls, across from a green space, and steps to FISH CREEK PARK the best natural area in Calgary. This site is pet-friendly including large dogs, and well managed. The exterior was fully replaced for a great longterm investment and providing a like new appearance with low-maintenance materials, including triple-glazed vinyl windows and Hardi siding. Close by are Canyon Meadows Aquatic & Fitness Centre & Golf and Country Club, as well as Canyon Meadows CTrain station. Easy access are major roads, shopping, Rockyview Hospital, and more amenities and activities. This is a MUST SEE townhouse for affordability, comfort, appearance, and lifestyle.