

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

MLS® #A2213399

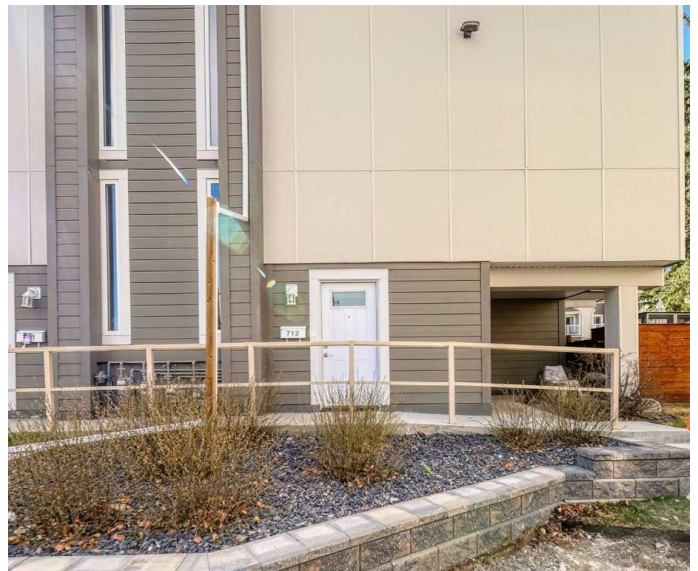
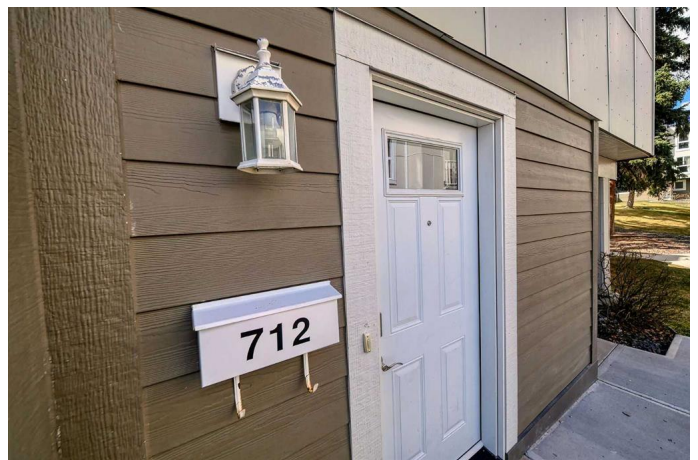
**\$349,800**

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€œ 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	21
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.