



13104 Elbow Drive Calgary Alberta

\$349,900

This Prime, Private, Corner end unit Townhome overlooks a Gorgeous Courtyard and is just steps away from the incredible Fish Creek Provincial Park - a true haven for outdoor enthusiasts. Miles of walking and biking paths, fishing holes, picnic spots, and BBQ areas, unbeatable mountain views ... Imagine the adventures that await just outside your doorstep. ... Then come inside... Gorgeous and renovated throughout. Including Vinyl Plank Flooring new carpet , tile and light fixtures. Fresh modern paint colors and a natural wood burning Fireplace. Vaulted ceilings enhancing the spacious living room making it a desirable space to relax or entertain guests. Beautiful Natural Wood Cabinets invite you into the kitchen area to experiment with your culinary creations. Entertaining becomes a joy for everyone with the open layout and seamless flow from the kitchen to spacious dining room and living room. The Master Retreat features a wonderful private upper-level balcony to escape to and relax after a busy day. The main 5-piece bathroom is simply gorgeous and is easily accessible from both the Master and the second bedroom. For your convenience, the main level features a very large well-placed laundry room with built in shelving and lots of storage with plenty of space throughout to keep your belongings organized. Summertime comfort is well managed with comfortable air-conditioning. Outside, a balcony and the private deck awaits, perfect for enjoying your morning coffee, an evening BBQ, or simply soaking in the peaceful surroundings. Top this off with an assigned parking space and extra guest parking steps to your front door and you are set. The complex is very well managed and maintained. Completely new exterior including windows and doors . Convenient access to transit makes commuting a breeze. Close to All Amenities such as the LRT, Bus, Shopping, and just Steps Away fro...

Primary Bedroom 12.67 Ft x 14.50 Ft

Bedroom 10.33 Ft x 9.25 Ft

4pc Bathroom 7.42 Ft x 8.08 Ft

Other 10.00 Ft x 3.67 Ft

Living room 23.50 Ft x 18.25 Ft

Dining room 11.92 Ft x 8.92 Ft

Kitchen 8.42 Ft x 8.83 Ft

Other 9.08 Ft x 2.58 Ft

Laundry room 7.50 Ft x 8.67 Ft

Furnace 3.58 Ft x 5.50 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

<http://johnbitonti.com/>



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