



## 13104 Elbow Drive Calgary Alberta

\$325,000

**\*\*OPEN HOUSE SATURDAY JULY 5- 12-3PM / SUNDAY JULY 6: 2-5PM\*\*** All major renovations in this well-managed condo complex have been completed and paid for--enjoy the benefits without the cost! Recent upgrades include brand-new windows, exterior doors, roof, eaves, flashing, Hardie board siding, large patios, and updated fencing. Welcome to this bright and move-in-ready two-storey townhome in the sought-after community of Canyon Meadows. This corner unit offers over 1,200 sq ft of functional living space, ideal for first-time buyers, investors, or anyone looking for a low-maintenance lifestyle in a prime location. Inside, you'll find an open-concept living room filled with natural light, two spacious bedrooms, and a renovated 4-piece bathroom featuring modern fixtures and updated finishes. The main floor laundry room, generous storage space, and an assigned parking stall right in front add convenience to your day-to-day. Enjoy peaceful living in a pet-friendly complex while being close to everything--schools, shopping, transit, and major roadways are just minutes away. You're also a short 3-minute walk to Votier's Flats in Fish Creek Park, a 3-minute drive to Dr. E.P. Scarlett High School, 5 minutes to Canyon Meadows Golf & Country Club, and only 13 minutes to Rockyview General Hospital. Don't miss out--book your private showing today! (id:6769)

Dining room 10.58 Ft x 9.17 Ft

Kitchen 8.42 Ft x 8.83 Ft

Laundry room 9.50 Ft x 8.67 Ft

Living room 12.75 Ft x 18.42 Ft

4pc Bathroom 7.42 Ft x 8.00 Ft

Bedroom 10.25 Ft x 9.42 Ft

Primary Bedroom 12.75 Ft x 14.58 Ft

Listing Presented By:



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