



13104 Elbow Drive Calgary Alberta

\$339,999

Welcome to this bright and spacious 2-bed, 1-bath corner townhome in the heart of Canyon Meadows—just a stone's throw from Fish Creek Park, Canada's second largest urban park. Whether you're into biking, fishing, BBQ's or lazy park picnics, adventure is practically at your doorstep. With over 1,260 sq ft of living space, this home offers room to breathe, relax, and enjoy every season. Inside, you'll love the vaulted ceilings, wood-burning fireplace (WETT inspection required), and central A/C to keep things cool in the summer. The exterior has also been recently updated with new windows, siding, doors and more, giving it a fresh, modern look while offering higher energy efficiencies. This work has been paid in full by the sellers. The primary bedroom includes its own private balcony, perfect for your morning coffee or unwinding in the evening. Complete with a large laundry room, plenty of storage, and a comfortable, easy-to-love layout, this home checks all the boxes. Pet-friendly, surrounded by mature trees, green space, and endless trails, and close to everything—transit, shops, schools, and major routes. This home is ready for you to move in and make it your own. (id:6769)

Foyer 4.08 Ft x 3.42 Ft
Storage 10.92 Ft x 3.58 Ft
Kitchen 8.50 Ft x 8.33 Ft
Living room 23.25 Ft x 17.17 Ft
Dining room 8.00 Ft x 8.00 Ft
Furnace 3.42 Ft x 3.08 Ft
Laundry room 8.58 Ft x 7.33 Ft

Other 8.00 Ft x 3.00 Ft
Primary Bedroom 14.50 Ft x 12.50 Ft
Bedroom 9.42 Ft x 8.42 Ft
4pc Bathroom 7.92 Ft x 7.42 Ft
Storage 3.92 Ft x 3.17 Ft
Other 10.00 Ft x 4.00 Ft

Listing Presented By:



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