



## 13104 Elbow Drive Calgary Alberta

\$309,900

Looking for a townhome that combines a modern design, everyday conveniences, AND easy access to nature? This 2-bedroom townhome offers over 1000 sq ft of comfort and style - just steps from Fish Creek Park! The main level is open concept with lots of natural light cascading throughout. The kitchen has been recently updated with modern cabinetry, appliances, and stunning quartz countertop. Whether you are preparing a quick meal for the family or entertaining, this kitchen has what you need to get the job done with ease. The dining area is spacious and bright and opens to a welcoming patio with space for seating and a BBQ - perfect for having friends over on a warm summer night. The living area has lots of room for relaxing around the cozy fireplace! Upstairs you will find the oversized primary bedroom - a charming oasis that will help you recharge and relax. It even has its own private covered balcony - a wonderful spot for enjoying a glass of wine and a good book after a long day. This suite has all the things you need to stay organized too, with superb closet space. You'll also appreciate the beautiful light that flows in from the floor to ceiling window. The second bedroom is also spacious, with a wide closet and additional storage nook. This home also has great curb appeal with updated exterior design details made with style and durability in mind. This home is in a well-maintained complex with lots of trees and green space. The monthly condo fees are very affordable and take care of snow removal and common area maintenance. With an easy-living lifestyle like this you'll have more time to get out and enjoy the things you like to do! You can't beat this home's location in the south-west community of Canyon Meadows. Nestled on the northern edge of Fish Creek Provincial Park, you'll love the peaceful tranquility this townhome community delivers, while still enjoyin...

Primary Bedroom 14.50 Ft x 10.50 Ft

Bedroom 9.50 Ft x 9.00 Ft

4pc Bathroom 8.00 Ft x 7.50 Ft

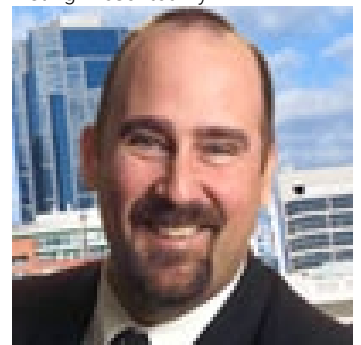
Kitchen 8.50 Ft x 6.50 Ft

Dining room 10.50 Ft x 9.00 Ft

Living room 17.50 Ft x 13.00 Ft

Laundry room 9.50 Ft x 8.50 Ft

Listing Presented By:



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