



13104 Elbow Drive Calgary Alberta

\$299,900

GREAT VALUE at this site overlooking Fish Creek Park, walkable to C Train and the many amenities in this established community. This is a main floor, bungalow townhouse unit. Upgrades include Furnace/Air Conditioning unit (2023), electric fireplace, kitchen cabinets and appliances, and a double vanity in the bathroom. There is a functional kitchen with open counter, bedrooms big enough for king beds, a laundry closet away from living areas, and a huge storage room ideal for bikes, winter tires, and more. The primary bedroom has two closets. The roomy interior has ample natural light, a modern and open feel throughout. The cozy spaces and neutral colors offer great options for decorating. Accessibility is great into the home and large fenced patio. The south-facing covered entrance area can also be a 3-season sitting space. This corner unit is IDEALY LOCATED next to multiple 'open' parking stalls, across from a green space, and steps to FISH CREEK PARK the best natural area in Calgary. This site is pet-friendly including large dogs, and well managed. The exterior was fully replaced for a great longterm investment and providing a like new appearance with low-maintenance materials, including triple-glazed vinyl windows and Hardi siding. Close by are Canyon Meadows Aquatic & Fitness Centre & Golf and Country Club, as well as Canyon Meadows CTrain station. Easy access are major roads, shopping, Rockyview Hospital, and more amenities and activities. This is a MUST SEE townhouse for affordability, comfort, appearance, and lifestyle. (id:6769)

Living room 14.50 Ft x 13.17 Ft

Kitchen 10.00 Ft x 7.17 Ft

Dining room 10.00 Ft x 8.75 Ft

Primary Bedroom 13.58 Ft x 10.17 Ft

Bedroom 13.75 Ft x 8.83 Ft

5pc Bathroom 8.25 Ft x 7.58 Ft

Storage 11.58 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://richardhaener.remaxfirstcalgary.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca