

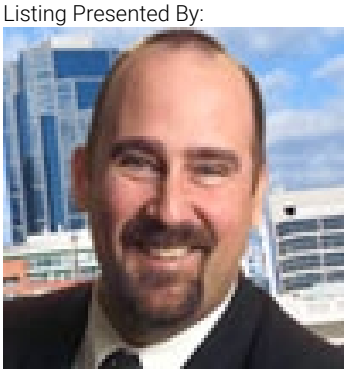
13104 Elbow Drive Calgary Alberta

$295,000

Live right beside Fish Creek Provincial Park in this updated CORNER UNIT bungalow townhome with a PRIVATE FENCED PATIO in Canyon Creek Heights. Park in your assigned stall directly in front of the home and step inside through your covered private entry. Inside, you'll find laminate flooring and an updated kitchen with stainless steel appliances. The bright living room has an electric fireplace and overlooks your south- and east-facing patio. There are two bedrooms, including a primary with two closets, plus a spacious four-piece bathroom with a double vanity. There's also in-unit laundry and a separate storage room. The furnace and A/C were replaced in 2023, and exterior upgrades include triple-pane windows and composite siding. There's plenty of additional parking right outside the home, open to both guests and owners. Just steps from the Fish Creek pathways at Votier's Flats, walking distance to THREE schools (St. Catherine Elementary, Robert Warren School, Canyon Meadows School), the Canyon Meadows C-Train station, with shopping and the Canyon Meadows Aquatic & Fitness Centre nearby. Book your showing today! (id:6769)

Living room 17.17 Ft x 11.50 Ft
Kitchen 10.25 Ft x 8.25 Ft
Dining room 9.92 Ft x 7.25 Ft
Primary Bedroom 13.58 Ft x 10.08 Ft
Bedroom 13.67 Ft x 8.83 Ft
5pc Bathroom 8.08 Ft x 7.50 Ft
Storage 11.92 Ft x 3.83 Ft

Listing Presented By:



Originally Listed by:
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