



206, 13104 Elbow Drive SW, Calgary, Alberta - \$319,999



Main Photo

Property Description

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, and central A/C to keep things cool in the summer. The condominium corporation has recently replaced the entire building envelope (including new roofing, siding, windows, and doors), giving it a fresh, modern look while offering higher energy efficiencies. This work has been paid in full by the sellers; there is no loan to assume by the buyer. 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,



P:

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.

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Real Broker



P: