

1310, 13104 Elbow Drive SW
Calgary, Alberta

MLS # A2269232



\$369,888

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey Split		
Size:	1,115 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 344
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

This stunning, exquisitely, expertly, renovated 1115 sq. ft. townhouse in the sought-after community of Canyon Meadows blends modern elegance with functional design. The bright, open-concept main floor showcases new wide-plank flooring, a designer kitchen with quartz countertops, a full-height quartz-inspired backsplash, gold accents, and a custom built-in nook with wine storage and extra cabinetry. Step out from the kitchen to your private deck, perfect for morning coffee or evening relaxation. Convenient in-suite laundry is also located on the main floor. The brand-new stainless steel appliances complete the space, creating a home that is both stylish and practical. As you head upstairs, a Hollywood-style staircase with new carpeting leads to two beautifully appointed bedrooms. The primary suite offers its own secondary and private deck, an ideal retreat to begin or end your day. The fully renovated bathroom features sleek tile flooring, quartz counters, modern fixtures, and designer cabinetry, evoking a spa-like atmosphere. Every detail has been refreshed, from flooring and paint to lighting and hardware, making this home a true masterpiece. Located just steps from Fish Creek Park and close to shopping, schools, hospitals, and major roadways, this property delivers exceptional value in one of Calgary's most desirable communities. If you're looking to qualify for less but live with more, this one is for you!! You won't find another townhouse that presents itself like this, in this location, at this price!! Take the last driveway on your left just before entering Fish Creek. Drive over the speed bumps to the last building on your right - 1300