

1402, 13104 Elbow Drive SW
Calgary, Alberta

MLS # A2311507



\$300,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	915 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 318
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	NA		

Welcome to this hidden gem tucked alongside the breathtaking pathways and natural beauty of Fish Creek Park. This fully renovated bungalow-style home offers the perfect blend of modern style, comfort, and an unbeatable location for those who love nature and an active lifestyle. Inside, the stunning new kitchen immediately steals the show with gorgeous quartz countertops, stylish backsplash, modern cabinetry, under-cabinet lighting, updated stainless steel appliances, and eye catching light fixtures that add warmth and personality throughout the home. The open concept layout flows beautifully into the spacious living area, creating an inviting space to relax or entertain. The fully renovated bathroom features new flooring, new cabinetry with quartz countertops and double vanity, a new bathtub and surround, new toilet, and all new fixtures for a fresh, modern feel. Both bedrooms are generously sized and finished with new carpet, while the views are truly special as you have the views of Fish Creek Park right outside your bedroom windows. Added air conditioning keeps the home comfortable year round, and the convenience of in suite laundry adds to the ease of everyday living. Step outside to your large private fenced patio/courtyard, a peaceful outdoor retreat surrounded by mature greenery and steps from endless walking and biking trails. It's hard to imagine a better setting for morning coffee, evening walks, or simply enjoying the quiet. Additional features include a large storage room, assigned parking conveniently located close to the unit, and plenty of open and visitor parking available. With Fish Creek Park quite literally at your doorstep, this is a lifestyle opportunity you don't want to miss.