

1415, 13104 Elbow Drive SW
Calgary, Alberta

MLS # A2312551



\$325,000

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 436
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Air Conditioner - "as-is"

Welcome to this beautifully maintained and updated townhome in desirable Canyon Meadows, offering nearly 1,200 SQ FT of living space and truly breathtaking unobstructed views of Fish Creek Park and the mountains from its exceptional ridge location. Step inside to a bright and inviting main floor featuring beautiful hardwood flooring, large patio doors that flood the home with natural light, and a cozy fireplace—creating the perfect space to relax or entertain. The functional layout flows seamlessly and has been freshly painted throughout, including the kitchen cabinets, giving the home a fresh and modern feel. The kitchen offers excellent functionality and features a brand-new refrigerator, while additional recent updates include a brand-new hot water tank, brand new washer and dryer, and new kitchen sink faucet, providing peace of mind for the next owner. Upstairs, you’ll find 2 spacious bedrooms and 1 full bathroom, including a primary bedroom retreat with access to a private deck where you can enjoy incredible views of Fish Creek Park and the mountains—perfect for morning coffee or evening sunsets. Complete with air conditioning, hardwood floors on the main level, and carpet upstairs, this home offers the perfect blend of comfort, lifestyle, and location. Situated in sought-after Canyon Meadows in Calgary with easy access to parks, pathways, amenities, and major routes—this is a rare opportunity to enjoy nature views with city convenience. Shows beautifully—book your private showing today!