

1107, 13104 Elbow Drive SW
Calgary, Alberta

MLS # A2244804

\$319,900

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	955 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings		

Inclusions: N/A

Welcome to this charming 2 bedroom bungalow townhome featuring vaulted ceilings and an open-concept layout. The kitchen overlooks the spacious living area, complete with a cozy gas fireplace—perfect for relaxing or entertaining. Enjoy stainless steel appliances and the convenience of an in-suite laundry room. Step through the patio doors to your own private 20x20 courtyard, ideal for outdoor dining or creating your own garden retreat. Conveniently located just steps from Fish Creek Provincial Park, you’ll love the access to nature, walking trails, and outdoor recreation right at your doorstep. This complex is a hidden gem with a renewed exterior and premium location!