

**1009, 13104 Elbow Drive SW
Calgary, Alberta**

MLS # A2201761

CANYON MEADOWS

Million dollar mountain views!
Bungalow end unit
Facing west to Fish Creek Park
Massive patio, vaulted ceilings

\$300,000

Division:	Canyon Meadows		
Type:	Residential/Other		
Style:	Bungalow		
Size:	923 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Neig		



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 329
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Wardrobes in primary bedroom.

**** Open House Sunday March 16, 2-4PM****Welcome to this beautifully updated 2-bedroom home with an open-concept design and seamless flow, perfect for modern living. The spacious living room features vaulted ceilings, creating a grand atmosphere, and a cozy gas fireplace with a mantle to enhance the charm. The kitchen boasts elegant quartz countertops, a gas range with a microwave hood fan, French door fridge and beautiful natural wood cabinets, inviting you to explore your culinary passions. The laminate flooring throughout, adds to the modern feel of the home. Both large bedrooms offer picturesque views of Fish Creek. The 4-piece bathroom is nicely tiled and features a luxurious Jacuzzi tub and extra storage, providing a relaxing retreat. A large utility room features a stacked washer and dryer with plenty of space for all your belongings for added convenience. Step outside and enjoy the large, private, and fenced patio — ideal for outdoor entertaining. Overlooking the serene Fish Creek Park, this home offers the perfect blend of privacy and nature at your doorstep. Recent updates include a new hot water tank, new exterior (Hardie board) and new windows. The low condo fees make this property even more desirable. Buyer must assume remaining renovation loans — details in member remarks. Located in an unbeatable location, just steps away from Fish Creek Park, this home is perfect for outdoor enthusiasts. Fish Creek Provincial Park is a true haven for nature lovers, offering miles of walking and biking paths, fishing spots, picnic areas, BBQ zones, and breathtaking mountain views. Canyon Meadows is home to three levels of schools, a public rec center with a saltwater pool, and a variety of local shops and restaurants. Enjoy the proximity to the LRT or explore nearby pathways through Babbling Brook Park. This home offers the

perfect combination of comfort, convenience, and natural beauty. Don't miss out on this fantastic opportunity!