



**GRASSROOTS**  
REALTY GROUP

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206, 13104 Elbow Drive SW  
Calgary, Alberta

MLS # A2238178



**\$299,999**

Division:	Canyon Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 431
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to this bright and spacious 2-bed, 1-bath corner townhome in the heart of Canyon Meadows—just a stone's throw from Fish Creek Park, Canada's second largest urban park. Whether you're into biking, fishing, BBQ's or lazy park picnics, adventure is practically at your doorstep. With over 1,260 sq ft of living space, this home offers room to breathe, relax, and enjoy every season. Inside, you'll love the vaulted ceilings, wood-burning fireplace, and central A/C to keep things cool in the summer. The condominium corporation has recently replaced the entire building envelope (including new roofing, siding, windows, and doors), giving it a fresh, modern look while offering higher energy efficiencies. This work has been paid in full by the sellers; there is no loan to assume by the buyer. The primary bedroom includes its own private balcony, perfect for your morning coffee or unwinding in the evening. Complete with a large laundry room, plenty of storage, and a comfortable, easy-to-love layout, this home checks all the boxes. Pet-friendly, surrounded by mature trees, green space, and endless trails, and close to everything—transit, shops, schools, and major routes. This home is ready for you to move in and make it your own.