

1-833-477-6687 aloha@grassrootsrealty.ca

308, 13104 Elbow Drive SW Calgary, Alberta

MLS # A2263639



\$299,900

Division: Canyon Meadows Residential/Other Type: Style: Bungalow Size: 876 sq.ft. Age: 1975 (50 yrs old) **Beds:** Baths: Garage: Assigned, Stall Lot Size: Lot Feat: Landscaped, Lawn

Heating: Water: Forced Air Floors: Sewer: Ceramic Tile, Laminate Roof: Condo Fee: \$ 322 Tar/Gravel **Basement:** LLD: None **Exterior:** Zoning: Mixed M-C1 d100 Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Double Vanity, Granite Counters, Storage

Inclusions: all window coverings

*** OPEN HOUSE - Saturday Nov 1 - 1:30pm-3:30pm***This bright and spacious main floor unit has been updated and features an open floor plan and laminate floors throughout. There is a well appointed kitchen with plenty of cabinets, stainless appliances, granite countertops and a breakfast bar, a dining area which flows into the living room with a wood burning fireplace and patio doors leading to your private enclosed courtyard with gate. There are 2 good sized bedrooms, the main bath with double sinks, and insuite laundry plus a storage room to complete this home. You also have an assigned parking stall. Canyon Creek Heights complex is a pet friendly complex with no size restrictions and up to 2 dogs allowed with board approval and has a great location, close to transit, shopping, schools and amenities.