



**GRASSROOTS**  
REALTY GROUP

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**301, 13104 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2272980**



**\$252,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 396
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub		

**Inclusions:** None

Welcome to Canyon Creek Heights, a quiet and well-maintained complex in the heart of Canyon Meadows, offering space, comfort, and everyday convenience. This bright and spacious two-storey condo offers over 1,130 square feet of thoughtfully designed living space with two private balconies. One is off the living room and the other directly from the primary bedroom, creating the perfect setting for morning coffee or evening relaxation. Just inside the entryway, you'll find a practical storage nook to help keep essentials organized. The main level features a generous living and dining area, along with a functional kitchen that includes stainless steel appliances, a pantry, and breakfast bar seating. Laundry is also conveniently located on this level. Upstairs, both bedrooms are well-proportioned. The primary bedroom has enough space to comfortably fit a king-sized bed and also offers access to your second balcony. The four-piece bathroom is bright and spacious, complete with a soaker tub and shower. Recent mechanical updates include a new HVAC system and hot water tank, both installed in August and September of 2025, offering peace of mind for years to come. This unit comes with one assigned parking stall, plus four visitor parking spots located just outside, which is ideal for guests or shared living. Located less than 5 minutes from Fish Creek Park, close to schools, Southcentre Mall, the Canyon Meadows Rec Centre, and with easy access to Macleod Trail, this home offers exceptional lifestyle and value. Book your private showing today and come see why this home stands out in one of Calgary's most desirable southwest neighbourhoods.