



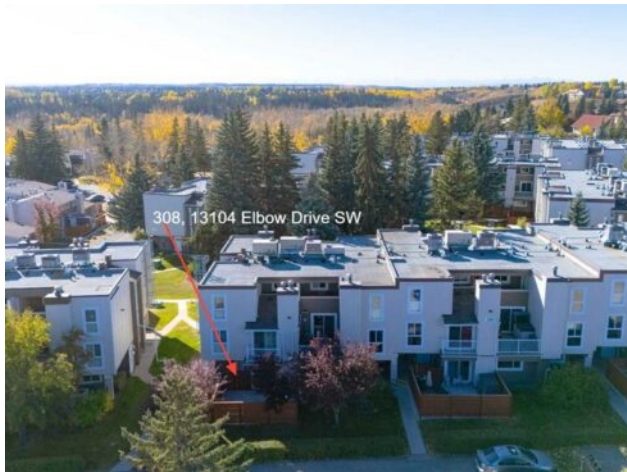
**GRASSROOTS**  
REALTY GROUP

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308, 13104 Elbow Drive SW  
Calgary, Alberta

MLS # A2273648

**\$295,000**



Division:	Canyon Meadows		
Type:	Residential/Other		
Style:	Bungalow		
Size:	876 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Storage		

Inclusions: None

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.