



**GRASSROOTS**  
REALTY GROUP

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**405, 13104 Elbow Drive SW  
Calgary, Alberta**

**MLS # A2273931**



**\$315,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Guest, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 322
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

GREAT VALUE at this site overlooking Fish Creek Park, and walkable to C Train and the many amenities in this established community. This is a main floor, bungalow townhouse unit fully upgraded including Furnace/Air Conditioning unit (2023), electric fireplace, kitchen cabinets and appliances, and a double vanity in the bathroom. There is a functional kitchen with open counter, bedrooms big enough for king beds, a laundry closet away from living areas, and a huge storage room ideal for bikes, winter tires, and more. The primary bedroom has two closets. The roomy interior has ample natural light, a modern and open feel throughout. The cozy spaces and neutral colors offer great options for decorating. Accessibility is great into the home and large fenced patio. The south-facing covered entrance area can also be a 3-season sitting space. This corner unit is IDEALLY LOCATED next to multiple 'open' parking stalls, across from a green space, and steps to FISH CREEK PARK the best natural area in Calgary. This site is pet-friendly, well managed, and the full exterior replacement was a great long term investment providing a like new appearance and low maintenance materials. Including triple-glazed vinyl windows and Hardi siding. Close by are Canyon Meadows Aquatic & Fitness Centre & Golf and Country Club, as well as Canyon Meadows CTrain station. Easy access are major roads, shopping, Rockyview Hospital, and more amenities and activities. This is a MUST SEE townhouse for affordability, comfort, appearance, and Lifestyle.