

\$319,900 - 804, 13104 Elbow Drive Sw, Calgary

MLS® #A2234136

\$319,900

2 Bedroom, 1.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

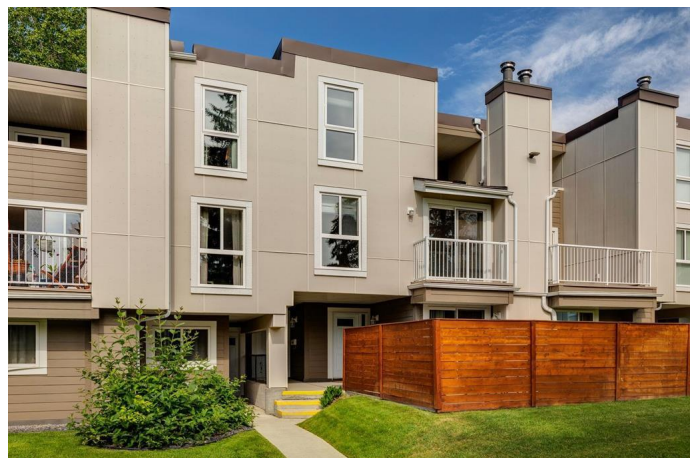
Canyon Meadows, Calgary, Alberta

Fabulous find! Only steps away from Fish Creek Park, walking/biking pathways, in a great community. Entrance has a large closet with storage area under stairs. Walk up to the living room/dining room area with wood burning fireplace. Recently renovated kitchen with new stainless steel appliances, cabinets and backsplash. Huge storage/laundry area with built in pantry next to kitchen. Juliet balcony off dining room overlooking the courtyard. Upstairs is the master bedroom with plenty of closet space and balcony looking east into the courtyard. Second bedroom is a decent size. Renovated four piece bath with heated floors, all new cabinets and soaker tub. Additional renovations included interior frosted glass doors. Extensive exterior renovation with new siding, roofing and fencing. Close to all amenities and easy road access to major routes.

Built in 1975

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2234136 |
| Price | \$319,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,257 |
| Acres | 0.00 |
| Year Built | 1975 |



| | |
|----------|---------------|
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 804, 13104 Elbow Drive Sw |
| Subdivision | Canyon Meadows |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2W 2P2 |

Amenities

| | |
|----------------|----------------------------|
| Amenities | Park, Parking, Picnic Area |
| Parking Spaces | 1 |
| Parking | Stall, Assigned |

Interior

| | |
|-------------------|--|
| Interior Features | Pantry, Storage, Vaulted Ceiling(s), Beamed Ceilings |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard |
| Lot Description | Backs on to Park/Green Space, Landscaped, Many Trees |
| Roof | Flat |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 2 |

| | |
|------------------------|------------------------|
| Zoning | M-C1 d100 |
| Listing Details | |
| Listing Office | Royal LePage Solutions |



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