

# \$325,000 - 101, 13104 Elbow Drive Sw, Calgary

MLS® #A2236183

**\$325,000**

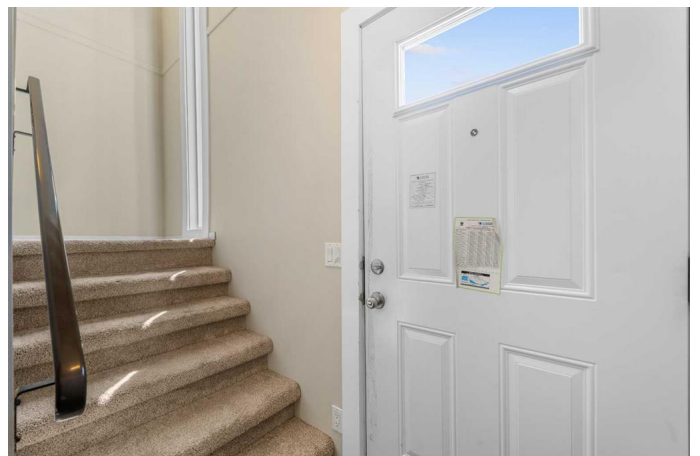
2 Bedroom, 1.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

All major renovations in this well-managed condo complex have been completed and paid for—enjoy the benefits without the cost! Recent upgrades include brand-new windows, exterior doors, roof, eaves, flashing, Hardie board siding, large patios, and updated fencing. Welcome to this bright and move-in-ready two-storey townhome in the sought-after community of Canyon Meadows. This corner unit offers over 1,200 sq ft of functional living space, ideal for first-time buyers, investors, or anyone looking for a low-maintenance lifestyle in a prime location. Inside, you'll find an open-concept living room filled with natural light, two spacious bedrooms, and a renovated 4-piece bathroom featuring modern fixtures and updated finishes. The main floor laundry room, generous storage space, and an assigned parking stall right in front add convenience to your day-to-day. Enjoy peaceful living in a pet-friendly complex while being close to everything—schools, shopping, transit, and major roadways are just minutes away. You're also a short 3-minute walk to Votier's Flats in Fish Creek Park, a 3-minute drive to Dr. E.P. Scarlett High School, 5 minutes to Canyon Meadows Golf & Country Club, and only 13 minutes to Rockyview General Hospital. Don't miss out—book your private showing today!

Built in 1975



## Essential Information

MLS® #	A2236183
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,202
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	101, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

## Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
-------------------	---------------------------

Lot Description	Corner Lot, Landscaped, Views
Roof	Flat Torch Membrane
Construction	Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	6
Zoning	M-C1 d100

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.