

# \$319,900 - 1107, 13104 Elbow Drive Sw, Calgary

MLS® #A2244804

## \$319,900

2 Bedroom, 1.00 Bathroom, 955 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this charming 2 bedroom bungalow townhome featuring vaulted ceilings and an open-concept layout. The kitchen overlooks the spacious living area, complete with a cozy gas fireplace—perfect for relaxing or entertaining. Enjoy stainless steel appliances and the convenience of an in-suite laundry room. Step through the patio doors to your own private 20x20 courtyard, ideal for outdoor dining or creating your own garden retreat. Conveniently located just steps from Fish Creek Provincial Park, you’ll love the access to nature, walking trails, and outdoor recreation right at your doorstep. This complex is a hidden gem with a renewed exterior and premium location!



Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2244804      |
| Price          | \$319,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 955           |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1107, 13104 Elbow Drive Sw |
| Subdivision | Canyon Meadows             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2W 2P2                    |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Visitor Parking, Trash |
| Parking Spaces | 1                                    |
| Parking        | Stall, Assigned                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings                                                                        |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas                                                                                                 |
| Basement          | None                                                                                                |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard, Private Entrance  |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco, Wood Frame           |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 1                |
| Zoning         | M-C1 d100        |

### Listing Details

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