

# \$300,000 - 101, 13104 Elbow Drive Sw, Calgary

MLS® #A2248638

**\$300,000**

2 Bedroom, 1.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY AUG 16 12-3PM**

**/ SUNDAY AUG 17 2-5PM\*\*** All major

renovations in this well-managed condo complex have been completed and paid

forâ€”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

everythingâ€”schools, shopping, transit, and

major roadways are just minutes away. You're

also a short 3-minute walk to Votierâ€™s Flats

in Fish Creek Park, a 3-minute drive to Dr.

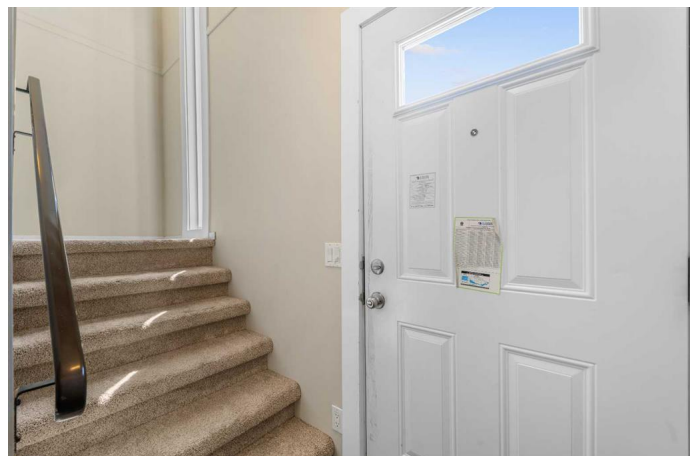
E.P. Scarlett High School, 5 minutes to

Canyon Meadows Golf & Country Club, and

only 13 minutes to Rockyview General

Hospital. Donâ€™t miss outâ€”book your

private showing today!



Built in 1975

## Essential Information

MLS® #	A2248638
Price	\$300,000
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	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	August 14th, 2025
Zoning	M-C1 d100

### **Listing Details**

Listing Office	eXp Realty
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