

# \$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 for

for you to 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 you need—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.

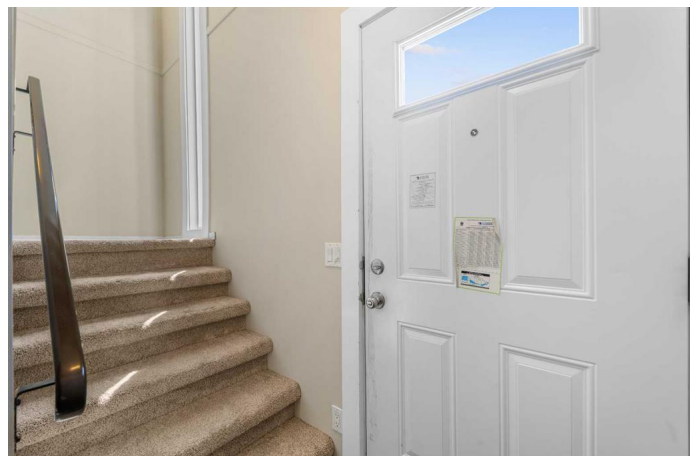
E.P. Scarlett High School, 5 minutes to

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® #         | 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 |
| Days on Market | 3                 |
| Zoning         | M-C1 d100         |

**Listing Details**

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

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