

\$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—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.

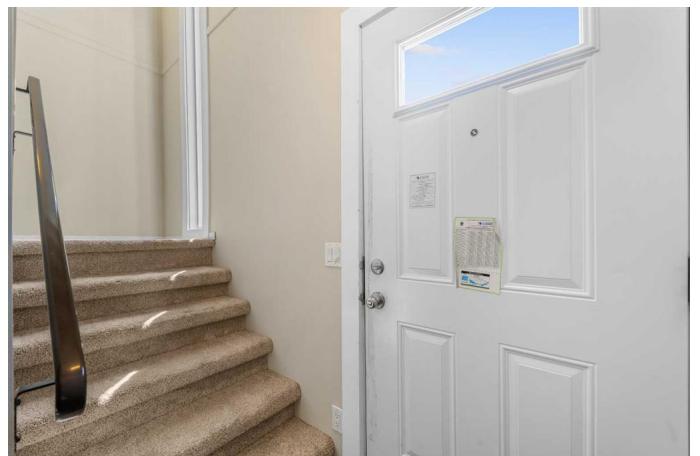
E.P. Scarlett High School, 5 minutes to

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® #	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	9
Zoning	M-C1 d100

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.