

\$639,900 - 12008 Elbow Drive Sw, Calgary

MLS® #A2269896

\$639,900

5 Bedroom, 3.00 Bathroom, 1,440 sqft
Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

First time on the market Original owner home. 5 bedroom 3 bathrooms total. perfectly planned with a seperate living room and family room on the main floor. 1440sqft bungalow lovingly cared for on one of the largest lots in Canyon meadows. Windows, Furnace & hot Water tank have all been replaced new in the last 2 years plus the Main bathroom renovated. This beautiful home has never been smoked in or had pets. Yard lovingly maintained with a large deck and a 4 car parking pad in the back with a paved back lane are just a few of the perks. Located at the opening of a Play Ground Zone because you are in walking distance to 3 Schools for all ages. The potential must be seen Call for your showings now.

Built in 1970

Essential Information

MLS® #	A2269896
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.21
Year Built	1970
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	12008 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H2

Amenities

Parking Spaces	4
Parking	Alley Access, Parking Pad, RV Access/Parking

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office

Royal LePage Solutions



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