

# \$325,000 - 101, 13104 Elbow Drive Sw, Calgary

MLS® #A2236183

**\$325,000**

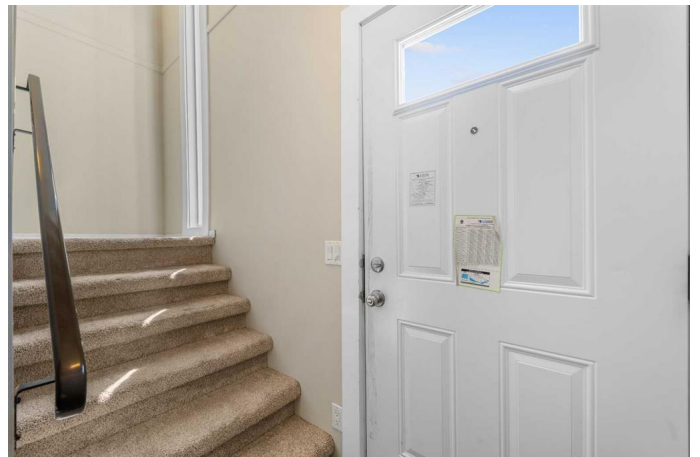
2 Bedroom, 1.00 Bathroom, 1,202 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

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® #	A2236183
Price	\$325,000
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	Dishwasher, 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
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Lot Description	Corner Lot, Landscaped, Views
Roof	Flat Torch Membrane
Construction	Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	4
Zoning	M-C1 d100

### **Listing Details**

Listing Office	eXp Realty
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