\$339,999 - 206, 13104 Elbow Drive Sw, Calgary

MLS® #A2238178

\$339,999

2 Bedroom, 1.00 Bathroom, 1,263 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

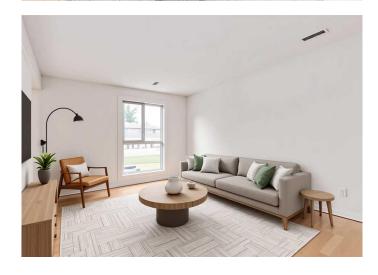
Welcome to this bright and spacious 2-bed, 1-bath corner townhome in the heart of Canyon Meadowsâ€"just a stone's throw from Fish Creek Park, Canada's second largest urban park. Whether you're into biking, fishing, BBQ's or lazy park picnics, adventure is practically at your doorstep. With over 1,260 sq ft of living space, this home offers room to breathe, relax, and enjoy every season. Inside, you'll love the vaulted ceilings, wood-burning fireplace (WETT inspection required), and central A/C to keep things cool in the summer. The exterior has also been recently updated with new windows, siding, doors and more, giving it a fresh, modern look while offering higher energy efficiencies. This work has been paid in full by the sellers.

The primary bedroom includes its own private balcony, perfect for your morning coffee or unwinding in the evening. Complete with a large laundry room, plenty of storage, and a comfortable, easy-to-love layout, this home checks all the boxes.

Pet-friendly, surrounded by mature trees, green space, and endless trails, and close to everythingâ€"transit, shops, schools, and major routes. This home is ready for you to move in and make it your own.







Built in 1975

Essential Information

MLS® # A2238178 Price \$339,999

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 1,263
Acres 0.00
Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 206, 13104 Elbow Drive Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 2P2

Amenities

Amenities Park, Parking, Visitor Parking

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Chandelier, No Animal Home, No Smoking Home, Open Floorplan,

Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

Appliances Central Air Conditioner, Dryer, Range, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Basement None

Exterior

Exterior Features Balcony, Courtyard, Lighting

Lot Description See Remarks

Roof Flat Torch Membrane

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed July 9th, 2025

Days on Market 11

Zoning M-C1 d100

Listing Details

Listing Office Real Broker

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