\$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 forâ€"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 everythingâ€"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 outâ€"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

Residential Type

Row/Townhouse Sub-Type

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

Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer Appliances

Heating Forced Air, Natural Gas

Central Air Cooling

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 July 3rd, 2025

Days on Market 12

Zoning M-C1 d100

Listing Details

Listing Office eXp Realty

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