

\$320,000 - 101, 13104 Elbow Drive Sw, Calgary

MLS® #A2236183

\$320,000

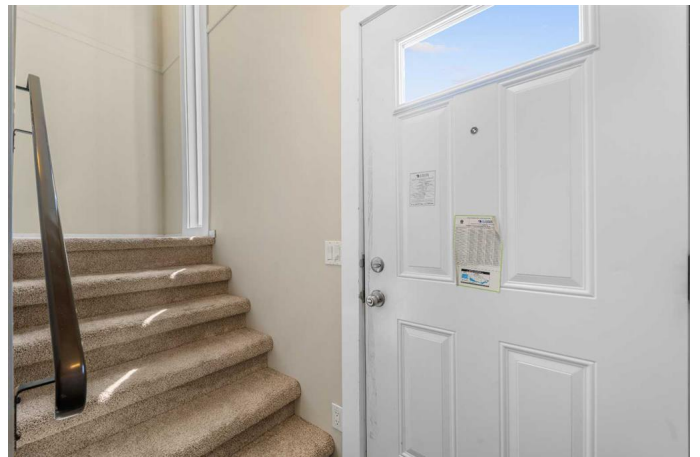
2 Bedroom, 1.00 Bathroom, 1,202 sqft

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 | \$320,000 |
| 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 |
|-------------------|---------------------------|

| | |
|-----------------|-------------------------------|
| 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 | 25 |
| Zoning | M-C1 d100 |

Listing Details

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

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