

\$290,000 - 704, 13104 Elbow Drive Sw, Calgary

MLS® #A2247366

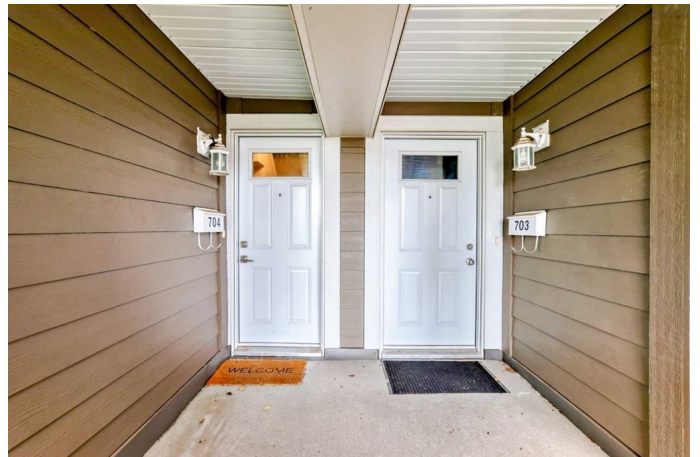
\$290,000

2 Bedroom, 1.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

This location CANNOT be beat! You are literally STEPS away from one of the best parts of Fish Creek park! Hours of pathways to walk, trails to explore, enjoy the river and so much nature...you don't have to drive to Banff or Canmore when you have this right in your back yard! Now let's talk about your new home! This is a great layout, 2 bedroom unit, plenty of natural sunlight as you have a south facing exposure and balcony on the main floor! The living room can easily accommodate 2 couches and has views to the south and also features a wood burning fireplace for those cozy winter nights! The dining area is adjacent to the kitchen and has sliding doors out to the main floor balcony with amazing views and there is sliding doors to the balcony to enjoy the spectacular views! The kitchen has ample cabinet space and through the kitchen you have your laundry and storage room. Upstairs the primary bedroom is a great size and features ANOTHER balcony to enjoy the peace and quiet from, a large wardrobe that is included in the sale and plenty of room for additional furniture! The second bedroom down the hall is a good size as well and the upper floor is complete with a linen closet and a full bathroom! This complex underwent a MAJOR reno on the exterior a number of years ago so everything is great on the outside and should be for many years to come! PERFECT location, big ticket items done, come and have a look at your new home today!



Built in 1975

Essential Information

MLS® #	A2247366
Price	\$290,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,053
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	704, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Courtyard
Lot Description	Landscaped, Treed, Lawn, Many Trees
Roof	Flat, Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2025
Days on Market	20
Zoning	M-C1 d100

Listing Details

Listing Office	Real Broker
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