

# \$319,999 - 206, 13104 Elbow Drive Sw, Calgary

MLS® #A2238178

**\$319,999**

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 Meadows—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, and central A/C to keep things cool in the summer. The condominium corporation has recently replaced the entire building envelope (including new roofing, siding, windows, and doors), giving it a fresh, modern look while offering higher energy efficiencies. This work has been paid in full by the sellers; there is no loan to assume by the buyer.

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 everything—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          | \$319,999     |
| 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      | Parking, Park, Visitor Parking |
| Parking Spaces | 1                              |
| Parking        | Assigned, Stall                |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Chandelier |
| Appliances        | Central Air Conditioner, Dryer, Refrigerator, Washer, Range                                                                |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Wood Burning                                                                                                               |
| Basement          | None                                                                                                                       |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Lighting, Balcony, Courtyard |
|-------------------|------------------------------|

|                 |                     |
|-----------------|---------------------|
| Lot Description | See Remarks         |
| Roof            | Flat Torch Membrane |
| Construction    | Mixed               |
| Foundation      | Poured Concrete     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 72             |
| Zoning         | M-C1 d100      |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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