

# \$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 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 (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 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	\$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	17
Zoning	M-C1 d100

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.