

# \$319,900 - 1107, 13104 Elbow Drive Sw, Calgary

MLS® #A2244804

**\$319,900**

2 Bedroom, 1.00 Bathroom, 955 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this charming 2 bedroom bungalow townhome featuring vaulted ceilings and an open-concept layout. The kitchen overlooks the spacious living area, complete with a cozy gas fireplace—perfect for relaxing or entertaining. Enjoy stainless steel appliances and the convenience of an in-suite laundry room. Step through the patio doors to your own private 20x20 courtyard, ideal for outdoor dining or creating your own garden retreat. Conveniently located just steps from Fish Creek Provincial Park, you’ll love the access to nature, walking trails, and outdoor recreation right at your doorstep. This complex is a hidden gem with a renewed exterior and premium location!

Built in 1975

## Essential Information

MLS® #	A2244804
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	955
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse



Style	Bungalow
Status	Active

### Community Information

Address	1107, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

### Amenities

Amenities	Snow Removal, Visitor Parking, Trash
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	Breakfast Bar, High Ceilings
Appliances	Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
Days on Market	2
Zoning	M-C1 d100

### Listing Details

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