

# \$375,000 - 1104, 13104 Elbow Drive Sw, Calgary

MLS® #A2254183

**\$375,000**

2 Bedroom, 1.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

WOW! THIS IS IT! An unbeatable location with panoramic 180° views overlooking Fish Creek Park—enjoy it all from your sprawling 19' x 20' deck all on a corner unit!

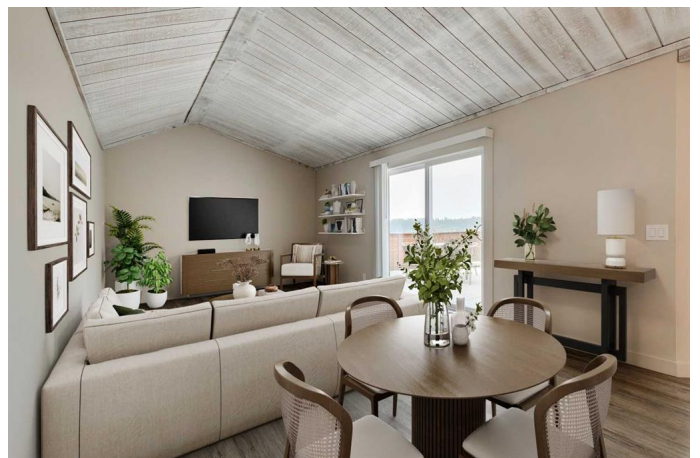
Welcome to this beautifully renovated 2 bedroom / 1 bathroom bungalow-style end-unit townhouse in the heart of Canyon Meadows, offering direct access to the endless walking and biking trails of Fish Creek Park.

Step inside and you're greeted by soaring vaulted ceilings clad in whitewashed wood planks, bringing rustic warmth to the modern open-concept design. The bright living and dining areas flow seamlessly into the updated kitchen, featuring sleek cabinetry, quartz countertops, stainless steel appliances, and stylish pendant lighting.

Two generously sized bedrooms with mirrored closet doors, plus a fully updated bathroom, ensure both comfort and functionality. A large laundry and storage room adds extra convenience. The furnace and hot water tank are newer and central Air conditioning - giving comfort and peace of mind.

Sliding patio doors off the living room lead to your own private 19' x 20' courtyard-style concrete patio—the perfect spot to sip morning coffee or host a summer BBQ while soaking in the natural beauty of Fish Creek Park.

An assigned parking stall completes this exceptional home that combines style, comfort, and a one-of-a-kind location.



Built in 1975

## Essential Information

MLS® #	A2254183
Price	\$375,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	930
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	1104, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

## Amenities

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

## Interior

Interior Features	Beamed Ceilings, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Other
Basement	None

## Exterior

Exterior Features	Other
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Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 6th, 2025
Days on Market	2
Zoning	M-C1 d100

### **Listing Details**

Listing Office	Royal LePage Solutions
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