# $332,900 - 206, 13104 Elbow Drive Sw, Calgary

MLS® #A2238178

**$332,900**
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 Meadowsâ€”just a stoneâ€™s throw from Fish Creek Park, Canadaâ€™s second largest urban park. Whether youâ€™re into biking, fishing, BBQâ€™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, youâ€™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 everythingâ€”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 | $332,900 |
| 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 | Stall, Assigned |

## Interior

| | |
|---|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Chandelier, Separate Entrance |
| 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 | Balcony, Lighting, Courtyard |

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

## Additional Information

| | |
|---|---|
| Date Listed | July 9th, 2025 |
| Days on Market | 62 |
| Zoning | M-C1 d100 |

## Listing Details

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

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