

# \$309,900 - 804, 13104 Elbow Drive Sw, Calgary

MLS® #A2234136

**\$309,900**

2 Bedroom, 1.00 Bathroom, 1,257 sqft

Residential on 0.00 Acres

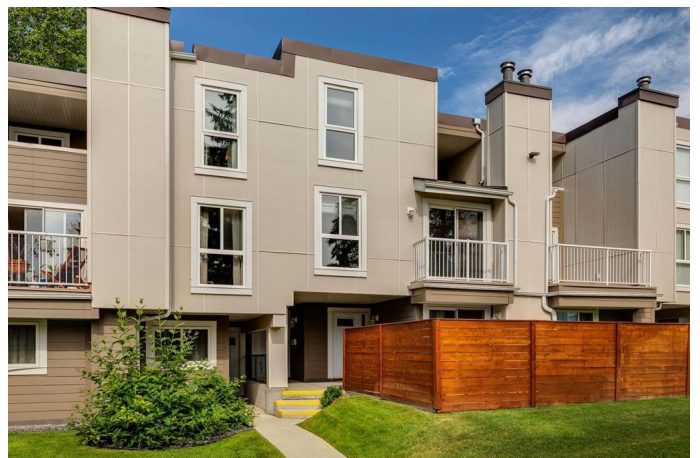
Canyon Meadows, Calgary, Alberta

Fabulous find! Only steps away from Fish Creek Park, walking/biking pathways, in a great community. Entrance has a large closet with storage area under stairs. Walk up to the living room/dining room area with wood burning fireplace. Recently renovated kitchen with new stainless steel appliances, cabinets and backsplash. Huge storage/laundry area with built in pantry next to kitchen. Juliet balcony off dining room overlooking the courtyard. Upstairs is the master bedroom with plenty of closet space and balcony looking east into the courtyard. Second bedroom is a decent size. Renovated four piece bath with heated floors, all new cabinets and soaker tub. Additional renovations included interior frosted glass doors. Extensive exterior renovation with new siding, roofing and fencing. Close to all amenities and easy road access to major routes.

Built in 1975

## Essential Information

MLS® #	A2234136
Price	\$309,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,257
Acres	0.00
Year Built	1975



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	804, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

### **Amenities**

Amenities	Park, Parking, Picnic Area
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Beamed Ceilings, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

### **Exterior**

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Landscaped, Many Trees
Roof	Flat
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	33

Zoning	M-C1 d100
<b>Listing Details</b>	
Listing Office	Royal LePage Solutions



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