

# \$290,000 - 704, 13104 Elbow Drive Sw, Calgary

MLS® #A2247366

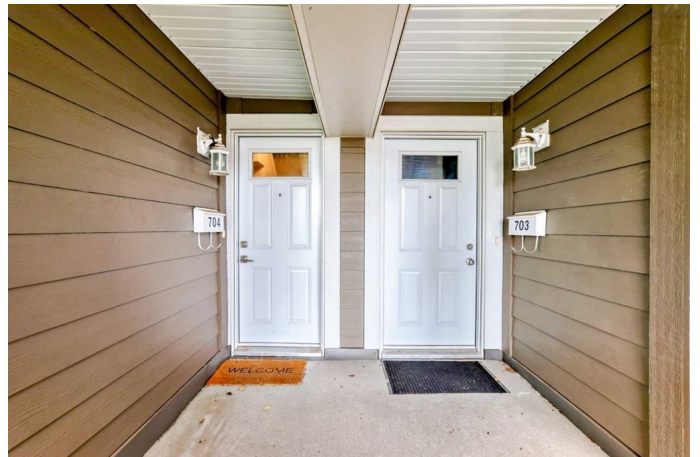
**\$290,000**

2 Bedroom, 1.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

This location CANNOT be beat! You are literally STEPS away from one of the best parts of Fish Creek park! Hours of pathways to walk, trails to explore, enjoy the river and so much nature...you don't have to drive to Banff or Canmore when you have this right in your back yard! Now let's talk about your new home! This is a great layout, 2 bedroom unit, plenty of natural sunlight as you have a south facing exposure and balcony on the main floor! The living room can easily accommodate 2 couches and has views to the south and also features a wood burning fireplace for those cozy winter nights! The dining area is adjacent to the kitchen and has sliding doors out to the main floor balcony with amazing views and there is sliding doors to the balcony to enjoy the spectacular views! The kitchen has ample cabinet space and through the kitchen you have your laundry and storage room. Upstairs the primary bedroom is a great size and features ANOTHER balcony to enjoy the peace and quiet from, a large wardrobe that is included in the sale and plenty of room for additional furniture! The second bedroom down the hall is a good size as well and the upper floor is complete with a linen closet and a full bathroom! This complex underwent a MAJOR reno on the exterior a number of years ago so everything is great on the outside and should be for many years to come! PERFECT location, big ticket items done, come and have a look at your new home today!



Built in 1975

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247366      |
| Price          | \$290,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,053         |
| Acres          | 0.00          |
| Year Built     | 1975          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 704, 13104 Elbow Drive Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 2P2                   |

## Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

## Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                   |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                        |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Living Room, Wood Burning                                                         |
| Basement          | None                                                                              |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance |
| Lot Description   | Landscaped, Lawn, Many Trees, Treed  |
| Roof              | Flat Torch Membrane, Flat            |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 7                 |
| Zoning         | M-C1 d100         |

**Listing Details**

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

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