

# \$299,900 - 308, 13104 Elbow Drive Sw, Calgary

MLS® #A2263639

**\$299,900**

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

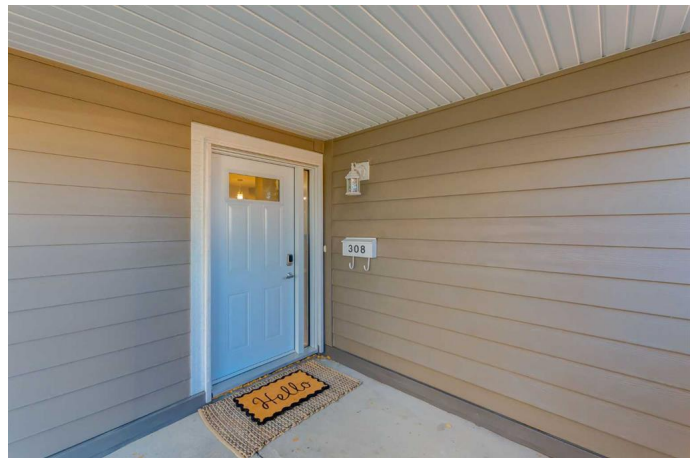
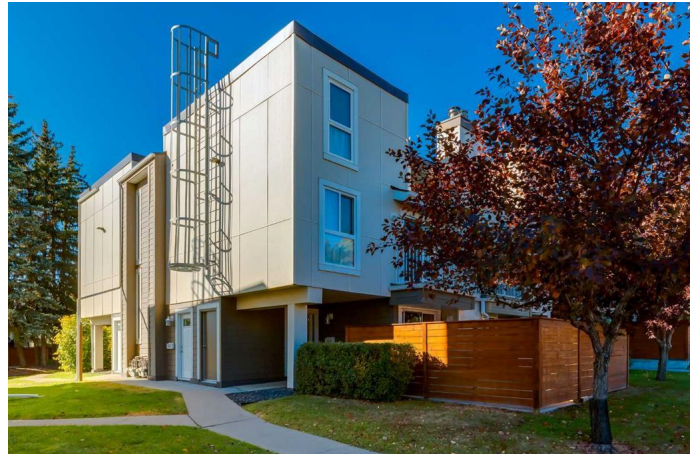
\*\*\* OPEN HOUSE - Saturday Oct 18 1-3pm\*\*\*

This bright and spacious main floor unit has been updated and features an open floor plan and laminate floors throughout. There is a well appointed kitchen with plenty of cabinets, stainless appliances, granite countertops and a breakfast bar, a dining area which flows into the living room with a wood burning fireplace and patio doors leading to your private enclosed courtyard with gate. There are 2 good sized bedrooms, the main bath with double sinks, and insuite laundry plus a storage room to complete this home. You also have an assigned parking stall. Canyon Creek Heights complex is a pet friendly complex with no size restrictions and up to 2 dogs allowed with board approval and has a great location, close to transit, shopping, schools and amenities.

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263639  |
| Price          | \$299,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 876       |
| Acres          | 0.00      |
| Year Built     | 1975      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | Bungalow      |
| Status   | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 308, 13104 Elbow Drive Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 2P2                   |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Assigned, Stall          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, Storage                     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | Central Air                                                                 |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Living Room, Stone, Wood Burning                                            |
| Basement          | None                                                                        |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Courtyard, Other |
| Lot Description   | Landscaped, Lawn |
| Roof              | Tar/Gravel       |
| Construction      | Mixed            |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |

ZoningM-C1 d100

Listing Details

Listing OfficeRE/MAX First

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