\$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

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 25

Zoning M-C1 d100

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.