

# \$300,000 - 1009, 13104 Elbow Drive Sw, Calgary

MLS® #A2201761

**\$300,000**

2 Bedroom, 1.00 Bathroom, 923 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom home with an open-concept design and seamless flow, perfect for modern living. The spacious living room features vaulted ceilings, creating a grand atmosphere, and a cozy gas fireplace with a mantle to enhance the charm.

The kitchen boasts elegant quartz countertops, a gas range with a microwave hood fan, French door fridge and beautiful natural wood cabinets, inviting you to explore your culinary passions. The laminate flooring throughout, adds to the modern feel of the home.

Both large bedrooms offer picturesque views of Fish Creek. The 4-piece bathroom is nicely tiled and features a luxurious Jacuzzi tub and extra storage, providing a relaxing retreat. A large utility room features a stacked washer and dryer with plenty of space for all your belongings for added convenience.

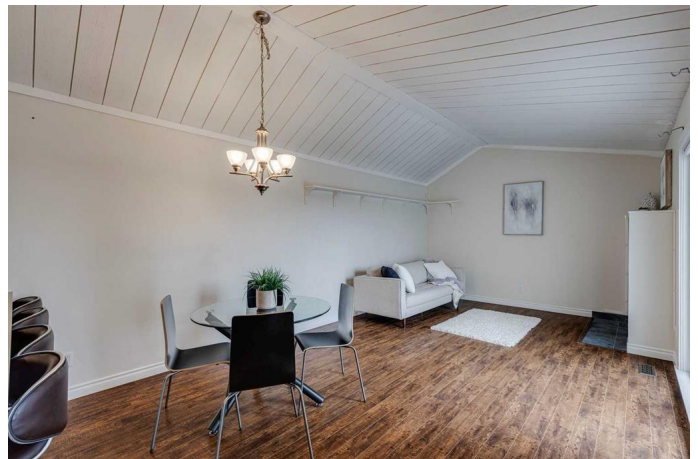
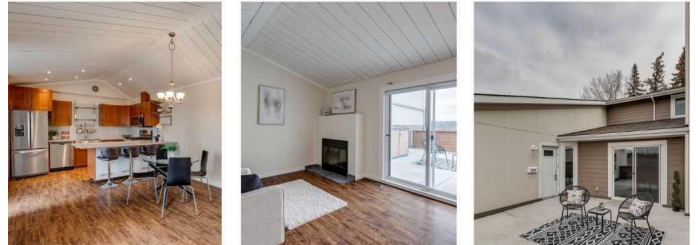
Step outside and enjoy the large, private, and fenced patio – ideal for outdoor entertaining. Overlooking the serene Fish Creek Park, this home offers the perfect blend of privacy and nature at your doorstep.

Recent updates include a new hot water tank, new exterior (Hardie board) and new windows. The low condo fees make this property even more desirable. Buyer must assume remaining renovation loans – details in member remarks.

Located in an unbeatable location, just steps away from Fish Creek Park, this home is

## CANYON MEADOWS

Million dollar mountain views!  
Bungalow end unit  
Facing west to Fish Creek Park  
Massive patio, vaulted ceilings



perfect for outdoor enthusiasts. Fish Creek Provincial Park is a true haven for nature lovers, offering miles of walking and biking paths, fishing spots, picnic areas, BBQ zones, and breathtaking mountain views.

Canyon Meadows is home to three levels of schools, a public rec center with a saltwater pool, and a variety of local shops and restaurants. Enjoy the proximity to the LRT or explore nearby pathways through Babbling Brook Park.

This home offers the perfect combination of comfort, convenience, and natural beauty.

Don't miss out on this fantastic opportunity!

Built in 1975

### Essential Information

MLS® #	A2201761
Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	923
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	1009, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2P2

### Amenities

Amenities	Park, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Neighbours Behind, Street Lighting, Treed, Views, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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