

\$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

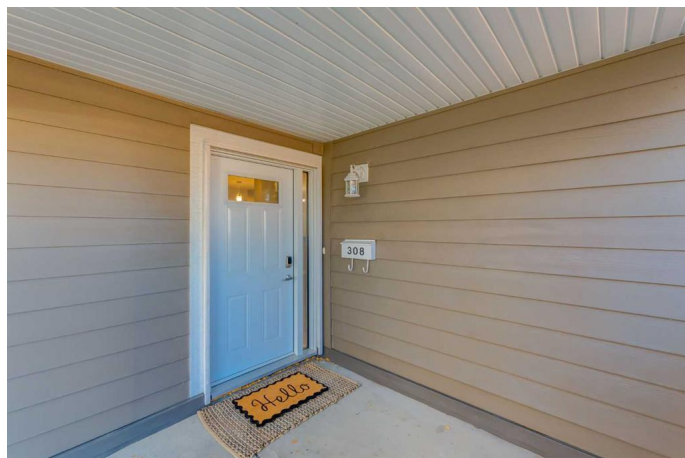
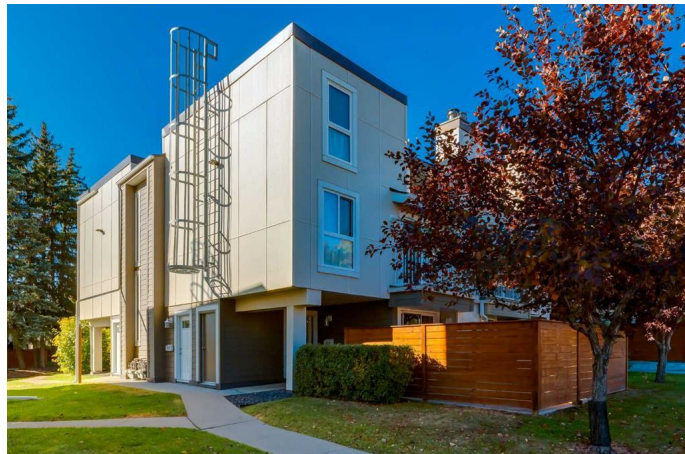
*** OPEN HOUSE - Saturday Oct 18 1-3pm***

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	9

Zoning M-C1 d100

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.