

# \$329,900 - 407, 13104 Elbow Drive Sw, Calgary

MLS® #A2233262

**\$329,900**

2 Bedroom, 1.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Beautifully Renovated 2-Storey Townhome  
With Views Of Fish Creek Park!

Welcome to this stylishly updated and move-in-ready two-storey townhome in the highly sought-after community of Canyon Meadows. Offering over 1,050 square feet of bright and functional living space, this home is perfect for first-time buyers, investors, or anyone seeking a quiet, low-maintenance lifestyle in a prime location. Backing directly onto the expansive Fish Creek Park, you'll enjoy tranquil green space, mature trees, and endless walking and biking trails just steps from your door.

Inside, you'll immediately notice the newly installed luxury vinyl plank flooring that flows throughout the entire home, creating a modern and cohesive feel. The main floor features a spacious living room bathed in natural light from large picture windows and complemented by a cozy wood-burning fireplace. The open-concept layout seamlessly connects the living room to the dining area, which opens to a large, west-facing balcony—perfect for BBQs, lounging, or container gardening. The kitchen is smartly laid out with ample cabinetry and counter space, making meal prep both efficient and enjoyable.

Upstairs, you'll find two generously sized bedrooms including a spacious primary retreat with dual closets and its own private



balconyâ€”an ideal space for morning coffee or relaxing in the evening. The renovated 4-piece bathroom offers contemporary finishes including an elegant vessel sink, updated countertop, and modern fixtures. A full-sized laundry room, additional utility/storage space, and an assigned parking stall add to the homeâ€™s functionality and convenience.

This well-managed and pet-friendly complex offers peace and privacy while remaining close to all amenities. Schools, shopping, transit, and major routes are just minutes away, making it easy to balance lifestyle and commute. With nature literally in your backyard and every urban convenience nearby, this townhome is a rare find. Donâ€™t miss your chance to own this beautiful homeâ€”book your private showing today!

Built in 1975

**Essential Information**

MLS® #	A2233262
Price	\$329,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,052
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	407, 13104 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 2P2

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Rooftop
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Landscaped, Views
Roof	Flat Torch Membrane
Construction	Mixed
Foundation	Slab

### Additional Information

Date Listed	June 20th, 2025
Days on Market	62
Zoning	M-C1 d100

### Listing Details

Listing Office	Ally Realty
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