

# \$319,900 - 1107, 13104 Elbow Drive Sw, Calgary

MLS® #A2244804

**\$319,900**

2 Bedroom, 1.00 Bathroom, 955 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this charming 2 bedroom bungalow townhome featuring vaulted ceilings and an open-concept layout. The kitchen overlooks the spacious living area, complete with a cozy gas fireplace—perfect for relaxing or entertaining. Enjoy stainless steel appliances and the convenience of an in-suite laundry room. Step through the patio doors to your own private 20x20 courtyard, ideal for outdoor dining or creating your own garden retreat. Conveniently located just steps from Fish Creek Provincial Park, you’ll love the access to nature, walking trails, and outdoor recreation right at your doorstep. This complex is a hidden gem with a renewed exterior and premium location!

Built in 1975

## Essential Information

MLS® #	A2244804
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	955
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse



Style Bungalow  
Status Active

### Community Information

Address 1107, 13104 Elbow Drive Sw  
Subdivision Canyon Meadows  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2W 2P2

### Amenities

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

### Interior

Interior Features Breakfast Bar, High Ceilings  
Appliances Dishwasher, Electric Oven, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Basement None

### Exterior

Exterior Features Courtyard, Private Entrance  
Lot Description Backs on to Park/Green Space  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 5th, 2025  
Days on Market 16  
Zoning M-C1 d100

### Listing Details

Listing Office

Nineteen 88 Real Estate

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.