# \$286,900 - 804, 13104 Elbow Drive Sw, Calgary

MLS® #A2234136

## \$286,900

2 Bedroom, 1.00 Bathroom, 1,257 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Fabulous findâ€lonly steps away from Fish Creek Park, walking/biking pathways, in a great community. Entrance has a large closet with storage area under stairs. Walk up to the living room/dining room area with wood burning fireplace. Recently renovated kitchen with new stainless steel appliances, cabinets and backsplash. Huge storage/laundry area with built in pantry next to kitchen. Juliet balcony off dining room overlooking the courtyard. Upstairs is the master bedroom with plenty of closet space and balcony looking east into the courtyard. Second bedroom is a decent size. Renovated four piece bath with heated floors, all new cabinets and soaker tub. Additional reno's included interior frosted glass doors. Extensive exterior renovation with new siding, roofing and fencing. Close to all amenities and easy road access to major routes.





Built in 1975

Full Baths

#### **Essential Information**

MLS® # A2234136 Price \$286,900

1

Bedrooms 2 Bathrooms 1.00

Square Footage 1,257

Acres 0.00

Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 804, 13104 Elbow Drive Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 2P2

#### **Amenities**

Amenities Park, Parking, Picnic Area

Parking Spaces 1

Parking Assigned, Stall

## Interior

Interior Features Beamed Ceilings, Pantry, Storage, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave

Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Basement None

## **Exterior**

Exterior Features Courtyard

Lot Description Backs on to Park/Green Space, Landscaped, Many Trees

Roof Flat

Construction Composite Siding Foundation Poured Concrete

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 64

Zoning M-C1 d100

**Listing Details** 

Listing Office Royal LePage Solutions



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