# \$369,888 - 1310, 13104 Elbow Drive Sw, Calgary

MLS® #A2269232

## \$369,888

2 Bedroom, 1.00 Bathroom, 1,115 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

This stunning, exquisitely, expertly, renovated 1115 sq. ft. townhouse in the sought-after community of Canyon Meadows blends modern elegance with functional design. The bright, open-concept main floor showcases new wide-plank flooring, a designer kitchen with quartz countertops, a full-height quartz-inspired backsplash, gold accents, and a custom built-in nook with wine storage and extra cabinetry. Step out from the kitchen to your private deck, perfect for morning coffee or evening relaxation. Convenient in-suite laundry is also located on the main floor.

The brand-new stainless steel appliances complete the space, creating a home that is both stylish and practical.

As you head upstairs, a Hollywood-style staircase with new carpeting leads to two beautifully appointed bedrooms. The primary suite offers its own secondary and private deck, an ideal retreat to begin or end your day. The fully renovated bathroom features sleek tile flooring, quartz counters, modern fixtures, and designer cabinetry, evoking a spa-like atmosphere.

Every detail has been refreshed, from flooring and paint to lighting and hardware, making this home a true masterpiece.

Located just steps from Fish Creek Park and close to shopping, schools, hospitals, and major roadways, this property delivers exceptional value in one of Calgary's most desirable communities.







If you're looking to qualify for less but live with more, this one is for you!! You won't find another townhouse that presents itself like this, in this location, at this price!! Take the last driveway on your left just before entering Fish Creek. Drive over the speed bumps to the last building on your right - 1300

#### Built in 1975

### **Essential Information**

MLS® # A2269232

Price \$369,888

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,115

Acres 0.00

Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey Split

Status Active

# **Community Information**

Address 1310, 13104 Elbow Drive Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W2P2

### **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Basement None

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Landscaped, Lawn, Level, Treed

Roof Asphalt

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 6th, 2025

Zoning M-C1

## **Listing Details**

Listing Office Century 21 Bravo Realty

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