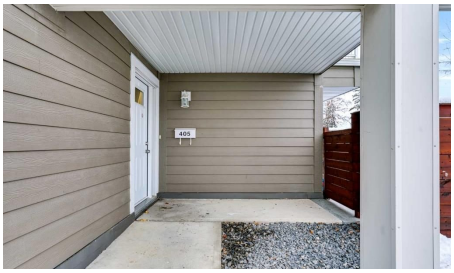
405 13104 Elbow Drive SW

Calgary | Active | MLS® A2359233

$295,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1975**	**923.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Live right beside Fish Creek Provincial Park in this updated CORNER UNIT bungalow townhome with a PRIVATE FENCED PATIO in Canyon Creek Heights. Park in your assigned stall directly in front of the home and step inside through your covered private entry. Inside, you'll find laminate flooring and an updated kitchen with stainless steel appliances. The bright living room has an electric fireplace and overlooks your south- and east-facing patio. There are two bedrooms, including a primary with two closets, plus a spacious four-piece bathroom with a double vanity. There's also in-unit laundry and a separate storage room. The furnace and A/C were replaced in 2023, and exterior upgrades include triple-pane windows and composite siding. There's plenty of additional parking right outside the home, open to both guests and owners. Just steps from the Fish Creek pathways at Votier's Flats, walking distance to THREE schools (St. Catherine Elementary, Robert Warren School, Canyon Meadows School), the Canyon Meadows C-Train station, with shopping and the Canyon Meadows Aquatic & Fitness Centre nearby. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359233
Bedrooms	2
Bathrooms	1
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	923.51 sq. ft.
Main Level Finished Area:	923.51 sq. ft.
Condo Fee:	$324.97

Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	One
End Unit:	2+ Common Walls, End Unit, No One Below
Total Rooms Above Grade:	5
Year built:	1975 (Age: 51)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7710659
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame
Structure Type:	Other
Roof:	Flat, Membrane

Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	No
Parking:	Additional Parking, Assigned, Guest, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Canyon Creek Heights
Community:	Canyon Meadows
Amenities:	Golf Course, Park, Playground, Pool, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 17'2" × 11'6" ·
Main Floor	Kitchen · 10'3" × 8'3" ·
Main Floor	Dining Room · 9'11" × 7'3" ·
Main Floor	Bedroom - Primary · 13'7" × 10'1" ·
Main Floor	Bedroom · 13'8" × 8'10" ·
Main Floor	Storage · 11'11" × 3'10" ·

Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Backs on to Park/Green Space, Low Maintenance Landscape, Private, Street Lighting, Treed, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/405-13104-elbow-drive-sw-calgary-a2359233/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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