

# \$774,900 - 12003 Elbow Drive Sw, Calgary

MLS® #A2223720

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,188 sqft

Residential on 0.23 Acres

Canyon Meadows, Calgary, Alberta

OPEN HOUSE: SATURDAY, May 24 2:00 - 4:00 pm. Imagine this: your kids walk to school every morningâ€”no carpool stress, no racing the bell. After dinner, you all hop on bikes and cruise through Fish Creek Park, just over a kilometre from your doorstep. Weekends? Theyâ€™re for backyard BBQs, impromptu gatherings, and game nights in your bright, open home thatâ€™s built for entertaining.

Welcome to life in Canyon Meadowsâ€”where â€œcommunityâ€• isnâ€™t just a buzzword, itâ€™s how you live.

This updated 4-level split offers over 2,200 sq ft of functional, family-friendly space. With multiple living areas, a sunny backyard, and a double detached garage off a paved lane, youâ€™ve got room to grow, breathe, and live your best life.

The lot is beautifully treed and landscaped, and youâ€™re within walking distance to 4 schools (K-12), tennis courts, a fitness centre, and swimming pool. Every errand, every activity, everything you needâ€”itâ€™s all right here.

This isnâ€™t just a house. Itâ€™s the kind of home where memories are made, kids grow up happy, and dinner with friends turns into late-night laughter on the deck.

WELCOME HOME!



Built in 1972

## Essential Information

MLS® #	A2223720
Price	\$774,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.23
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	12003 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W1H1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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