

\$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	1
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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