\$245,000 - 512, 11620 Elbow Drive Sw, Calgary

MLS® #A2207788

\$245,000

2 Bedroom, 1.00 Bathroom, 756 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Fantastic opportunity in the highly desirable community of Canyon Meadows! This bright and spacious 2-bedroom, 1-bathroom unit offers incredible value with a well-designed open-concept layout and quiet balcony.

Step inside to find laminate flooring throughout, a white kitchen, and a large living room with patio doors leading to your private balconyâ€"perfect for relaxing. The primary bedroom is generously sized, and the second bedroom offers flexibility for a guest room, home office, or additional storage. A 4-piece bathroom and convenient in-suite storage complete this unit.

This well maintained and pet-friendly building offers affordable condo fees that include all utilitiesâ€"electricity, heat, water, and sewerâ€"as well as an assigned plug-in parking stall. Plenty of visitor parking is available for your guests.

Prime Location! Walking distance to three schools, Anderson LRT Station, Southcentre Mall, and Avenida Shopping/Market, minutes to Fish Creek Provincial Park for outdoor enthusiasts, easy access to Anderson Road, Deerfoot Trail, Macleod Trail, and all amenities.

Don't miss out on this incredible opportunityâ€"book your private showing today!





Essential Information

MLS® # A2207788
Price \$245,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 756
Acres 0.00

Year Built 1977

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 512, 11620 Elbow Drive Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2S2H6

Amenities

Amenities Coin Laundry, Parking, Snow Removal, Trash, Visitor Parking

Parking Spaces 1

Parking Lot, Stall

Interior

Interior Features Storage

Appliances Refrigerator, Dishwasher, Electric Oven

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Wood Frame, Brick, Wood Siding

Additional Information

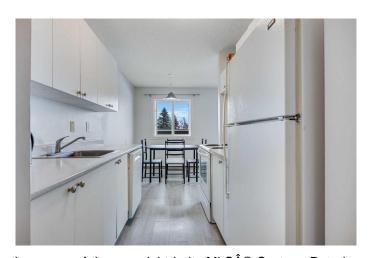
Date Listed April 1st, 2025

Days on Market 116

Zoning M-C1

Listing Details

Listing Office Greater Property Group



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