# \$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 Parking, Snow Removal, Trash, Visitor Parking, Coin Laundry

Parking Spaces 1

Parking Stall, Parking Lot

#### Interior

Interior Features Storage

Appliances Dishwasher, Refrigerator, Electric Oven

Heating Baseboard

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony

Construction Brick, Wood Frame, Wood Siding

## **Additional Information**

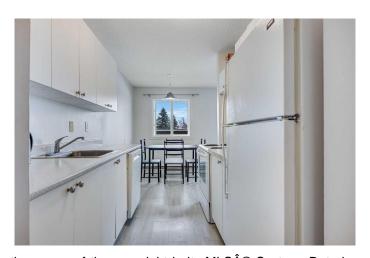
Date Listed April 1st, 2025

Days on Market 74

Zoning M-C1

# **Listing Details**

Listing Office Greater Property Group



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