

512, 11620 Elbow Drive SW
Calgary, Alberta

MLS # A2207788



\$245,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Canyon Meadows | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 756 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parking Lot, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 531 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Wood Frame, Wood Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Storage | | |

Inclusions: Curtain Rods

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 balcony—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 utilities—electricity, heat, water, and sewer—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 opportunity—book your private showing today!