

# \$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 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!



Built in 1977

## 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	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	121
Zoning	M-C1

**Listing Details**

Listing Office	Greater Property Group
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