

# \$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      | Parking, Trash, Visitor Parking, Coin Laundry, Snow Removal |
| 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      | Wood Frame, Wood Siding, Brick |

## Additional Information

Date Listed April 1st, 2025  
Days on Market 75  
Zoning M-C1

## Listing Details

Listing Office Greater Property Group



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