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512, 11620 Elbow Drive SW  
Calgary, Alberta

MLS # A2207788



\$245,000

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:	-		

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&mdash;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&mdash;electricity, heat, water, and sewer&mdash;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&rsquo;t miss out on this incredible opportunity&mdash;book your private showing today!