

# \$219,000 - 432, 11620 Elbow Drive Sw, Calgary

MLS® #A2200261

**\$219,000**

2 Bedroom, 1.00 Bathroom, 755 sqft

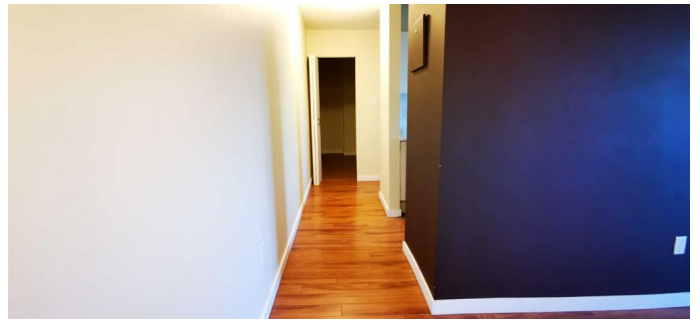
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

CONDO FEE COVERED water, heater and electricity! Welcome to this charming and affordable 2-bedroom unit, ideal for first-time buyers or investors, located on the top floor of Anderson Place. Its offers a great view with plenty of natural light. The living room and kitchen provide ample space for relaxation and cooking. Step through the patio doors to the balcony, where you can enjoy the street view. The kitchen features plenty of cabinets and counter space for all your needs. All of appliances like dishwasher and refrigerator all working well. Additionally, there is a versatile storage space that could serve as a small office, along with two generously sized bedrooms and a full 4-piece bath. The designated parking stall is conveniently located near the front entrance. You'll also find a wide range of amenities nearby, including restaurants, Southcentre Mall, and the Family Leisure Center. Public transit is easily accessible, with the LRT just a short distance away, and bus routes on Elbow Drive, less than a 5-minute walk from your door. Schools are within close reach, and Anderson Road provides quick access to Stoney Trail. This is a fantastic opportunity to own a condo in a prime location. Don't miss out—come see it for yourself!

Built in 1977

## Essential Information



MLS® #	A2200261
Price	\$219,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	755
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	432, 11620 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W3L6

### **Amenities**

Amenities	Park, Playground, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony
Construction	Mixed

### **Additional Information**

Date Listed	March 7th, 2025
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Days on Market 7  
Zoning M-C1 d100

### **Listing Details**

Listing Office Skyrock

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