

# \$245,000 - 532, 11620 Elbow Drive Sw, Calgary

MLS® #A2210253

**\$245,000**

2 Bedroom, 1.00 Bathroom, 772 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

**\*\*OPEN HOUSE Saturday, April 12th 11am to 3pm\*\*** Top-Floor Condo with Stunning Downtown Views!

Welcome to this bright and beautifully maintained top-floor condo in the heart of Calgary's sought-after community of Canyon Meadows. This charming 2-bedroom, 1-bathroom unit offers an incredible opportunity for first-time buyers, investors, or anyone looking to enjoy maintenance-free living with city views. Step inside to find a spacious and functional layout featuring a spacious living area, dining room, large windows, and a private balcony – perfect for enjoying your morning coffee or evening skyline views. The kitchen is open and practical, offering ample cabinetry and counter space. The two bedrooms are generously sized, and the full 4-piece bathroom is both clean and comfortable. Key Features include: Top-floor unit – no neighbours above, Incredible city views, 2 spacious bedrooms, 1 full bathroom, Private balcony for relaxing and entertaining, Assigned parking stall and ample visitor parking, On-site laundry and professional management, Pet-friendly (with board approval). Located steps from public transit, shopping, schools, Fish Creek Park, and all major amenities – plus quick access to Macleod Trail for easy downtown commuting. Don't miss out on this rare top-floor gem with unbeatable views. Whether you're looking to invest or nest, this condo has it all. Book your showing today!



Built in 1977

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2210253          |
| Price          | \$245,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 772               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 532, 11620 Elbow Drive Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 3L6                   |

## Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking, Coin Laundry |
| Parking Spaces | 1                                                           |
| Parking        | Assigned, Stall                                             |

## Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Closet Organizers                              |
| Appliances        | Electric Stove, Refrigerator, Window Coverings |
| Heating           | Baseboard                                      |
| Cooling           | None                                           |
| # of Stories      | 4                                              |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Construction      | Brick, Wood Frame, Wood Siding |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 19               |
| Zoning         | M-C1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.