

\$189,900 - 632, 11620 Elbow Drive Sw, Calgary

MLS® #A2245232

\$189,900

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Incredible Value! This is one of the best-priced 2-bedroom condos in the entire South Calgary area! Bright, well-laid-out, and move-in ready, this rare top-floor corner unit offers both privacy and functionality. With only one shared wall and large east-facing windows, you'll enjoy abundant natural light throughout the day.

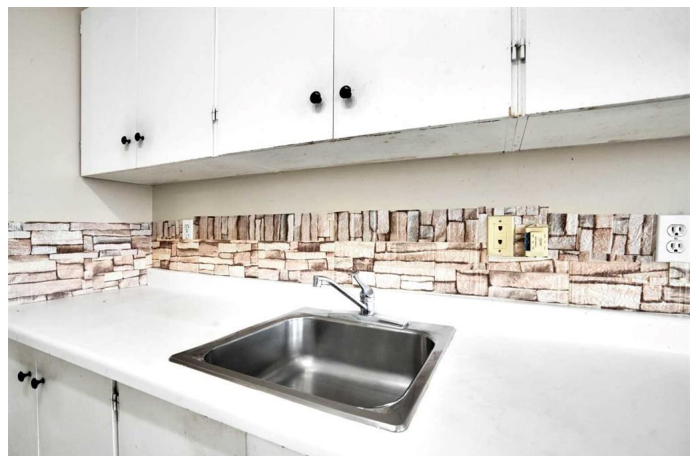
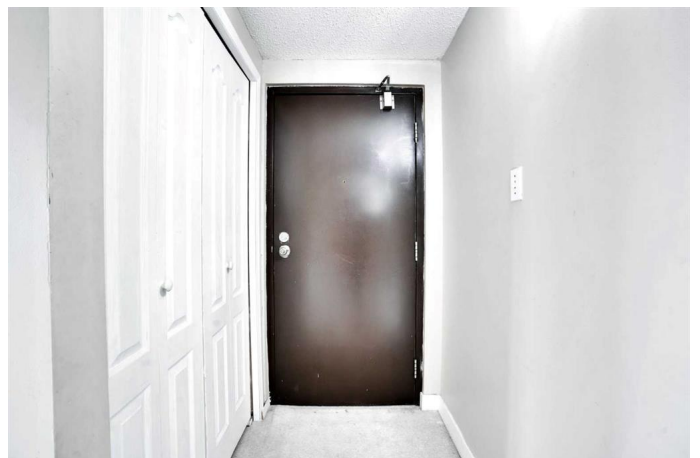
The thoughtful layout includes a spacious den/storage room, a welcoming entry with a generous front closet, and an open-concept living and dining area perfect for entertaining. Both bedrooms offer ample closet space, making this home as practical as it is comfortable.

Located in Anderson Place, a well-managed complex with significant recent upgrades – so you can move in with peace of mind. Even better, no post-tension cables and pet-friendly (2 pets up to 20 lbs with board approval).

Condo fees cover it all – heat, water, electricity, reserve fund contributions, professional management, snow removal, and more! That's unbeatable value and simplicity, especially for first-time buyers or investors.

Additional highlights:

Assigned parking with plug-in, just steps from the door. Plenty of visitor parking. Quiet, convenient laundry area with multiple



machines. 14-minute walk to Anderson C-Train station. Close to shopping, schools, amenities, and Fish Creek Park

Whether you're looking to enter the market or expand your investment portfolio, this is a smart move. Contact your favorite REALTOR® to schedule a showing today!

Built in 1977

Essential Information

MLS® #	A2245232
Price	\$189,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	632, 11620 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3L6

Amenities

Amenities	Garbage Chute, Storage, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Chandelier, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	MC
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.