

# \$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	Coin Laundry, Parking, Snow Removal, Trash, Visitor Parking
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	10
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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