



GRASSROOTS
REALTY GROUP

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632, 11620 Elbow Drive SW
Calgary, Alberta

MLS # A2245232



\$189,900

Division:	Canyon Meadows		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	759 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	MC
Foundation:	-	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home		

Inclusions:	N/A
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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—new vinyl windows (2017), roof (2018), boiler (2019), and a security system—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!