



GRASSROOTS
REALTY GROUP

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504, 11620 Elbow Drive SW
Calgary, Alberta

MLS # A2246100



\$209,900

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Affordable | Renovated | Move-In Ready Exceptional value in this clean and well-maintained 2-bedroom, 1-bathroom condo in the well-managed Anderson Place complex. Newly painted throughout, this updated unit features high grade durable laminate flooring in the main living area, hallway and bedrooms with ceramic tile flooring in kitchen and bathroom. Large windows offer plenty of natural light and overlook the beautifully landscaped common courtyard. You'll appreciate the huge in-suite storage room, perfect for keeping your extras organized and out of sight. Additional features include assigned parking stall with power plug-in, plenty of on-site visitor parking, convenient access to a coin-operated laundry room & walking distance to Southcentre Mall, Anderson LRT, schools, restaurants & more. Great opportunity for first-time buyers, downsizers, or investors located in a fantastic location—don't miss out!