



223, 11620 Elbow Drive SW  
Calgary, Alberta

MLS # A2289566



**\$182,900**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	769 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 538
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Storage		

**Inclusions:** N/A

Investor & First-Time Buyer Alert! This 769 sq. ft. 2 bedroom, 1 bathroom unit is a fantastic opportunity in the highly desirable community of Canyon Meadows. This bright unit features a living room, dining area, kitchen, and a large storage room that can double as a den—perfect for a home office or additional living space. The bedrooms are well appointed with a spacious primary bedroom, complemented by a well-sized second bedroom - both with brand new closet doors, and a full 4 piece bathroom. Enjoy views of the south-facing courtyard from your balcony, perfect for relaxing and taking in the sun. The building is well-managed, meticulously maintained grounds, and a beautifully manicured courtyard. Condo fees cover all utilities: heat, electricity, and water! The building offers a common laundry room with a prepaid card system, 1 designated parking stall right outside the main entrance and ample visitor parking. Plus, it’s a pet-friendly community! Location is unbeatable: just steps from the LRT station, shops, and schools, and minutes from Fish Creek Provincial Park, with quick access to Anderson Road, Deerfoot Trail, and Macleod Trail. Don’t miss this opportunity—book your private showing today!