



**231, 11620 Elbow Drive SW  
Calgary, Alberta**

**MLS # A2186801**



**\$250,000**

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	724 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Hardwood, Tile

**Roof:** -

**Basement:** -

**Exterior:** Brick

**Foundation:** -

**Features:** Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 538

**LLD:** -

**Zoning:** M-C1 D100

**Utilities:** -

**Inclusions:** N/A

Welcome to your dream home in Canyon Meadows! This TOP-FLOOR, two-bedroom, one-bathroom, IN-SUITE laundry apartment offers the perfect blend of comfort, convenience, and incredible value. Step inside to discover a bright and open-concept living area, complemented by large windows that let in natural light. The highlight of this home is the private balcony, where you can enjoy distant view of Calgary's downtown skyline — the perfect spot for your morning coffee or evening relaxation. This unit boasts in-suite laundry for ultimate convenience, eliminating the need for shared facilities. The kitchen provides ample cabinet space and updated appliances, while the bedrooms offer cozy retreats for rest and relaxation. Additionally, the condominium fee covers water, heating, and electricity, simplifying your monthly budgeting and making this home an exceptional value. Situated in the sought-after Canyon Meadows community, you'll have easy access to parks, shopping, dining, and public transit, making it an ideal location for any lifestyle. Don't miss out on this rare top-floor gem with skyline views. Book your showing today and make this your new home!