



GRASSROOTS
REALTY GROUP

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**532, 11620 Elbow Drive SW
Calgary, Alberta**

MLS # A2210253



\$235,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Closet Organizers		

Inclusions: BBQ on Balcony

****OPEN HOUSE Sunday, May 11th 12 to 2pm**** 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!