

# \$199,900 - 803, 11620 Elbow Drive Sw, Calgary

MLS® #A2239363

**\$199,900**

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

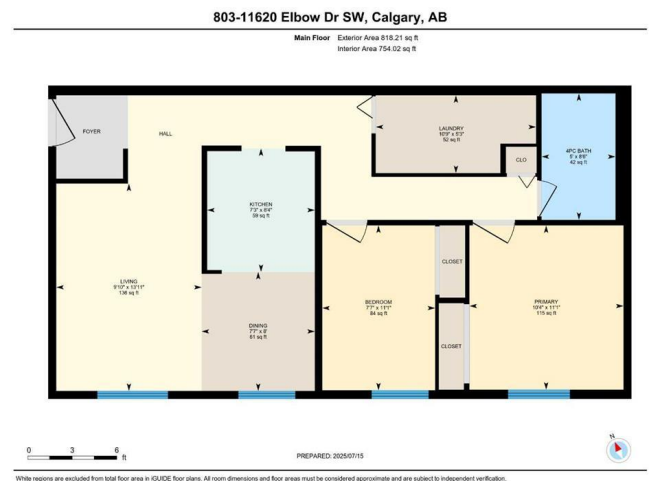
**AFFORDABLE 2 BEDROOM CONDO IN CANYON MEADOWS | PRIVATE MORTGAGE FINANCING AVAILABLE DIRECT FROM SELLER | WALK TO FISH CREEK PARK & SOUTH CENTRE MALL \*\*\*\***

This 2 bedroom, 1 bathroom below-grade unit offers great value in a well-managed, pet-friendly complex in the desirable community of Canyon Meadows. With 754 sq.ft. of functional living space, the home features easy-care vinyl plank flooring throughout and a kitchen with quartz countertops. The living area looks out onto the central landscaped courtyard, offering a peaceful view and added privacy.

\*\*\*\* Enjoy the convenience of an assigned parking stall and condo fees of \$531.17/month that include electricity, gas, water, insurance, and more. The complex has seen several important updates in recent years including a new roof, windows, boilers, and concrete retaining walls, helping to ensure long-term reliability. \*\*\*\*

Situated just steps from bus stops, the Canyon Meadows LRT station, and a full range of schools from elementary to high school, this location is unbeatable. You're also within walking distance to Southcentre Mall, shopping, dining, and multiple recreation centres. Plus, Fish Creek Park is just minutes away, offering endless trails and natural beauty right at your doorstep. \*\*\*\*

A solid option for first-time buyers, downsizers, or investors—book your showing today and



find out why this could be a smart move for you!

Built in 1979

### Essential Information

MLS® #	A2239363
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	803, 11620 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3L6

### Amenities

Amenities	Parking, Trash, Visitor Parking, Coin Laundry, Laundry
Parking Spaces	1
Parking	Stall, Plug-In

### Interior

Interior Features	Quartz Counters
Appliances	Range, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

**Exterior**

Exterior Features	Lighting, Private Entrance
Roof	Asphalt Shingle, Membrane
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	32
Zoning	M-C1 d100

**Listing Details**

Listing Office	2% Realty
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