

\$224,900 - 931, 11620 Elbow Drive Sw, Calgary

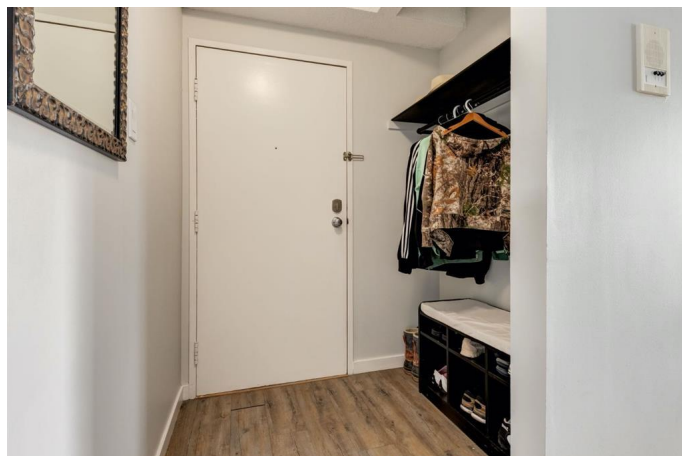
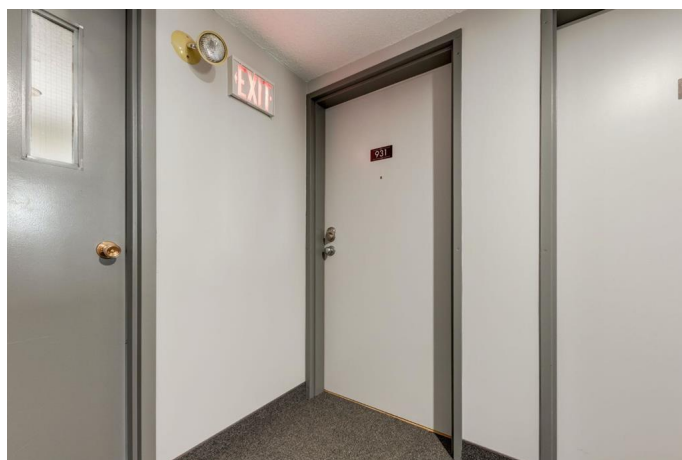
MLS® #A2126661

\$224,900

2 Bedroom, 1.00 Bathroom, 772 sqft
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

INVESTOR ALERT! Tenants' lease MUST be assumed and terminates June 30/2024. TOP FLOOR condominium nestled in the serene enclave of Canyon Meadows. Positioned on the tranquil and sun-drenched side of the sought-after Anderson Place, this residence offers a sanctuary of comfort and convenience. Bask in the abundance of natural light streaming through the south-facing windows and patio door, illuminating the spacious living and dining areas. Retreat to the bedrooms, adorned with ceiling fans and bathed in the same southern exposure, ensuring year-round comfort. The well-appointed bathroom boasts a generous vanity and tiled shower, while the kitchen exudes elegance with the updated tile backsplash and sleek glass-cooktop stove. Ample storage awaits within the unit, courtesy of numerous built-in cabinets and shelves. Your worry-free lifestyle awaits, with all-inclusive condo fees covering electricity, heating, water, sewer, garbage, and snow removal. Enjoy the unparalleled convenience of the location, with an array of dining options, including restaurants, a bakery, and a pub just steps away. The proximity to esteemed schools such as E.P. Scarlett, Canyon Meadows, Robert Warren, and St. Catherine, along with Anderson station, ensures effortless accessibility. Embrace an active lifestyle with nearby biking trails at Fish Creek and South Glenmore Park, while easy vehicular access to Calgary's key thoroughfares, including



Anderson, Macleod, and the new Stoney Trail,
simplifies commuting.

Built in 1977

Essential Information

MLS® #	A2126661
Price	\$224,900
Sold Price	\$235,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	772
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	931, 11620 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3L6

Amenities

Amenities	Coin Laundry, Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 18th, 2024
Days on Market	21
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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