

# \$225,000 - 221, 11620 Elbow Drive Sw, Calgary

MLS® #A2146254

**\$225,000**

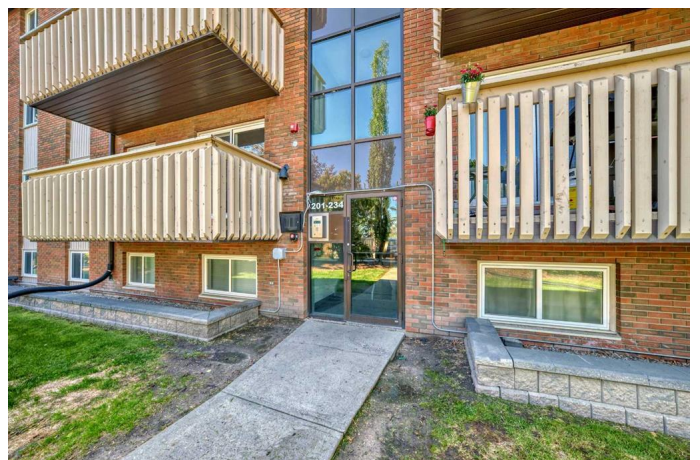
2 Bedroom, 1.00 Bathroom, 762 sqft

Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Your new home is a bright, spacious, renovated 2 bedroom condo located in the highly desirable community of Canyon Meadows. As a chef, you will rejoice in the totally renovated (2022) kitchen with an abundance of cabinetry and counter space and high end stainless steel appliance (2022) that seamlessly connects to the inviting dining area which is a great place to gather for meals with family and friends. After a long day you will want to unwind in the oversized living room that offers easy access through the patio doors to the large, private balcony with an open view. The primary bedroom is a generous size and the second bedroom features a built in work area. The updated bathroom features a newer (2022) vanity and toilet. An added bonus is the storage room with a built in work bench and a dryer hook up.

Some of the other amazing features that this home offers are newer (2012) windows and patio doors, pine ceiling with sound board and recessed LED lights, modern (2014) interior doors and hardware, some newer flooring and list goes on and on. Low condo fees covers all utilities and your designated parking space (with plug in) is right out the front door with plenty of visitor's parking close by for your guests. This well located complex is close to many schools, abundant shopping options, various other amenities, within walking distance of the LRT and easy access to major thoroughfares.



Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2146254      |
| Price          | \$225,000     |
| Sold Price     | \$250,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 762           |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 221, 11620 Elbow Drive Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 3L6                   |

## Amenities

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

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Recessed Lighting, Storage, Track Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer       |
| Heating           | Baseboard, Hot Water, Natural Gas                                          |
| Cooling           | None                                                                       |
| # of Stories      | 4                                                                          |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony                        |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 5th, 2024  |
| Date Sold      | July 12th, 2024 |
| Days on Market | 7               |
| Zoning         | M-C1 d100       |
| HOA Fees       | 0.00            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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