

301, 11620 Elbow Drive SW  
Calgary, Alberta

MLS # A2176024



## \$225,000

<b>Division:</b>	Canyon Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** TV and Mount in Storage Room, Shelves in Living Room, Wooden bench in storage room and wire shelf

Welcome to your new home in the heart of Canyon Meadows! This updated 2-bedroom, 1-bathroom condo offers modern living with a touch of convenience. Featuring sleek stainless steel appliances and beautiful updated flooring throughout, this space is both stylish and functional. Enjoy the benefit of all-inclusive condo fees, covering all utilities, including electricity. With in-unit storage, you'll have plenty of space for your belongings. Located in a family-friendly community, you'll appreciate the proximity to excellent schools, making it ideal for families. Plus, you'll love the easy access to the C-train line and the stunning Fish Creek Park, perfect for outdoor adventures. With quick access to Stoney Trail and Deerfoot, commuting anywhere in the city has never been easier. Don't miss your chance to make this inviting condo your own! Schedule a viewing today!