

731, 11620 Elbow Drive SW
Calgary, Alberta

MLS # A2323860



\$168,995

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	720 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 538
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Welcome to Canyon Meadows, one of Calgary's most established and convenient southwest communities. This well-located home offers an exceptional opportunity for first-time buyers, downsizers, or investors looking to enjoy a fantastic lifestyle at an affordable price point. Situated just steps from everyday amenities at Canyon Meadows Shopping Centre, residents enjoy easy access to grocery stores, restaurants, professional services, and daily conveniences right outside their door. Commuting is a breeze with nearby C-Train access and major routes including Macleod Trail and Anderson Road, connecting you quickly to downtown and the rest of the city. Outdoor enthusiasts will appreciate being minutes from Fish Creek Provincial Park and Votier's Flats - Fish Creek Provincial Park, offering endless walking, cycling, and nature trails in one of North America's largest urban park systems. The community is also home to the Canyon Meadows Aquatic & Fitness Centre, community programs, sports facilities, skating rinks, and numerous parks and green spaces, creating an active and welcoming neighbourhood for residents of all ages. Shopping, dining, and entertainment are close at hand with Southcentre Mall and Willow Park Village just a short drive away. Whether you're looking for your first home, a low-maintenance lifestyle, or a solid investment opportunity, this location delivers outstanding value in a mature southwest Calgary community.