

# \$209,900 - 504, 11620 Elbow Drive Sw, Calgary

MLS® #A2246100

## \$209,900

2 Bedroom, 1.00 Bathroom, 747 sqft  
Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Affordable | Renovated | Move-In Ready

Exceptional value in this clean and well-maintained 2-bedroom, 1-bathroom condo in the well-managed Anderson Place complex. Newly painted throughout, this updated unit features high grade durable laminate flooring in the main living area, hallway and bedrooms with ceramic tile flooring in kitchen and bathroom. Large windows offer plenty of natural light and overlook the beautifully landscaped common courtyard. You'll appreciate the huge in-suite storage room, perfect for keeping your extras organized and out of sight. Additional features include assigned parking stall with power plug-in, plenty of on-site visitor parking, convenient access to a coin-operated laundry room & walking distance to Southcentre Mall, Anderson LRT, schools, restaurants & more. Great opportunity for first-time buyers, downsizers, or investors located in a fantastic location—don't miss out!

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2246100  |
| Price      | \$209,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 747               |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 504, 11620 Elbow Drive Sw |
| Subdivision | Canyon Meadows            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2W 3L6                   |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Coin Laundry, Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Assigned, Stall, Parking Lot, See Remarks                   |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                                          |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| # of Stories      | 4                                                                                 |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 24               |
| Zoning         | M-C1 d100        |

### Listing Details

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