\$189,900 - 632, 11620 Elbow Drive Sw, Calgary

MLS® #A2245232

\$189,900

2 Bedroom, 1.00 Bathroom, 759 sqft Residential on 0.00 Acres

Canyon Meadows, Calgary, Alberta

Incredible Value! This is one of the best-priced 2-bedroom condos in the entire South Calgary area! Bright, well-laid-out, and move-in ready, this rare top-floor corner unit offers both privacy and functionality. With only one shared wall and large east-facing windows, you'll enjoy abundant natural light throughout the day.

The thoughtful layout includes a spacious den/storage room, a welcoming entry with a generous front closet, and an open-concept living and dining area perfect for entertaining. Both bedrooms offer ample closet space, making this home as practical as it is comfortable.

Located in Anderson Place, a well-managed complex with significant recent upgrades â€" so you can move in with peace of mind. Even better, no post-tension cables and pet-friendly (2 pets up to 20 lbs with board approval).

Condo fees cover it allâ€"heat, water, electricity, reserve fund contributions, professional management, snow removal, and more! That's unbeatable value and simplicity, especially for first-time buyers or investors.

Additional highlights:

Assigned parking with plug-in, just steps from the door. Plenty of visitor parking. Quiet, convenient laundry area with multiple







machines. 14-minute walk to Anderson C-Train station. Close to shopping, schools, amenities, and Fish Creek Park

Whether you're looking to enter the market or expand your investment portfolio, this is a smart move. Contact your favorite REALTOR® to schedule a showing today!

Built in 1977

Essential Information

MLS® # A2245232 Price \$189,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 759
Acres 0.00

Year Built 1977

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 632, 11620 Elbow Drive Sw

Subdivision Canyon Meadows

City Calgary
County Calgary
Province Alberta
Postal Code T2W 3L6

Amenities

Amenities Garbage Chute, Storage, Trash

Parking Spaces 1

Parking Stall

Interior

Interior Features Chandelier, No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony
Construction Concrete

Additional Information

Date Listed August 1st, 2025

Days on Market 1

Zoning MC

HOA Fees Freq. MON

Listing Details

Listing Office CIR Realty

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