

# \$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.

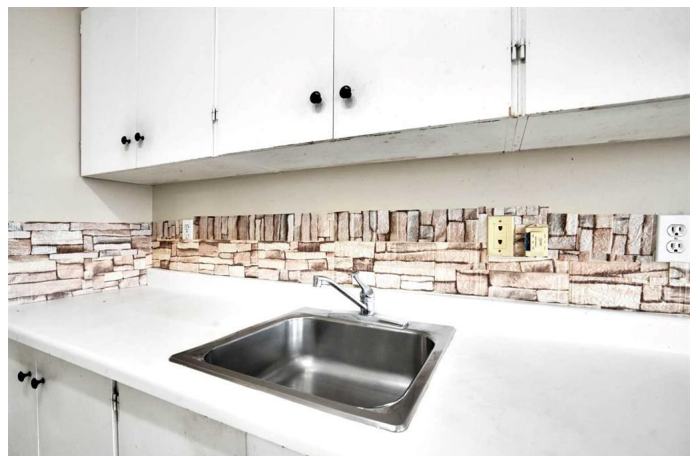
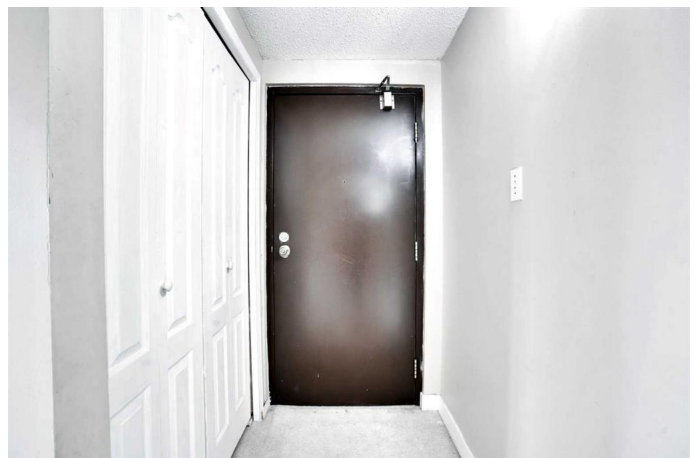
The thoughtful layout includes a spacious den/storage room, a welcoming entry with a generous front closet, and an open-concept living and dining area perfect for entertaining. Both bedrooms offer ample closet space, making this home as practical as it is comfortable.

Located in Anderson Place, a well-managed complex with significant recent upgrades "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). New Roof - 5 years ago. New Common Area carpets. Decks are being replaced (WIP)

Condo fees cover it all"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      | Storage, Trash, Garbage Chute |
| 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 | 13               |
| Zoning         | MC               |
| HOA Fees Freq. | MON              |

## Listing Details

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

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