



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**634, 11620 Elbow Drive SW
Calgary, Alberta**

MLS # A2312864



\$220,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	757 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home		

Inclusions: N/A

Welcome to Canyon Meadows, one of Calgary's most established and amenity rich southwest communities. This beautifully updated top floor 2 bedroom condo offers an unbeatable combination of comfort, convenience, and lifestyle. Inside, you'll find a bright and functional layout featuring an oversized living area, updated laminate flooring, and large windows that fill the space with natural light. The refreshed kitchen is both stylish and practical, complete with quartz countertops, quality cabinetry, stainless steel appliances, and an adjoining dining nook that's perfect for everyday living or entertaining friends and family. Step outside onto your private balcony overlooking the beautifully maintained central courtyard, a peaceful setting to enjoy your morning coffee or unwind at the end of the day. The thoughtfully designed floorplan places the spacious primary bedroom away from the main living space for added privacy, while the second bedroom offers flexibility for guests, a home office, or roommate living. The renovated bathroom, in suite storage, and overall pride of ownership make this home truly move in ready. An assigned parking stall is included, with additional stalls available for rent through the complex. Condo fees conveniently include heat, electricity, water, sewer, reserve fund contributions, and common area maintenance. Beyond the home itself, Canyon Meadows is loved for its mature trees, endless green space, excellent transit access, and incredible proximity to everyday amenities. Enjoy being minutes from Fish Creek Park, Southcentre Mall, Avenida Market, restaurants, fitness facilities, schools, tennis courts, playgrounds, and the Canyon Meadows LRT station for an easy downtown commute. Whether you're a first time buyer, downsizer, or investor, this is an exceptional opportunity to own in one of Calgary's most

connected and established communities.