

\$199,900 - 803, 11620 Elbow Drive Sw, Calgary

MLS® #A2249731

\$199,900

2 Bedroom, 1.00 Bathroom, 754 sqft

Residential on 0.00 Acres

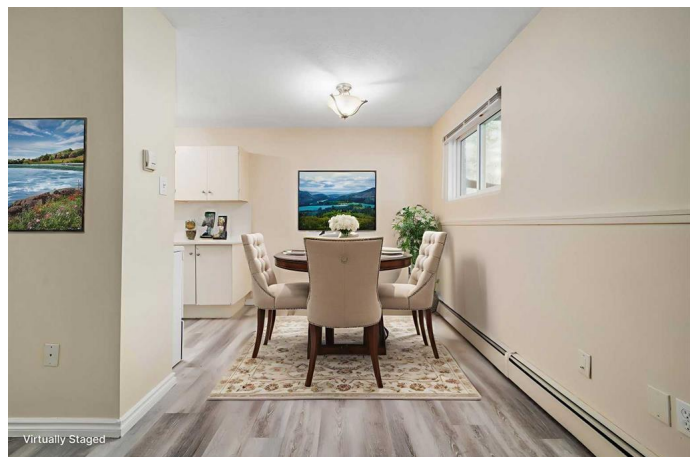
Canyon Meadows, Calgary, Alberta

AFFORDABLE 2 BEDROOM CONDO IN CANYON MEADOWS | PRIVATE MORTGAGE FINANCING AVAILABLE WITH ONLY 10% DOWNPAYMENT | WALK TO FISH CREEK PARK & SOUTH CENTRE MALL ****

This 2 bedroom, 1 bathroom below-grade unit offers great value in a well-managed, pet-friendly complex in the desirable community of Canyon Meadows. With 754 sq.ft. of functional living space, the home features easy-care VINYL PLANK FLOORING THROUGHOUT and a kitchen with QUARTZ COUNTERS. The living area looks out onto the central landscaped courtyard, offering a peaceful view and added privacy.

**** Enjoy the convenience of an assigned parking stall and condo fees of \$531.17/month that INCLUDE ELECTRICITY, gas, water, insurance, and more. The complex has seen several important updates in recent years including a new roof, windows, boilers, and concrete retaining walls, helping to ensure long-term reliability.****

Situated just steps from bus stops, the Canyon Meadows LRT station, and a full range of schools from elementary to high school, this location is unbeatable. You™re also within walking distance to Southcentre Mall, shopping, dining, and multiple recreation centres. Plus, Fish Creek Park is just minutes away, offering endless trails and natural beauty right at your doorstep.**** Private mortgage financing available from the seller for



a 3 year fixed rate at prime rate + .25 with a 10% down payment (rate amortized over 25 yrs). The mortgage is payable in full at the end of the 3 years or can be paid out at any time during the 3 years term with no penalty. Saving \$\$\$ not having to pay for CMHC insurance.

A solid option for first-time buyers, downsizers, or investors—book your showing today and find out why this could be a smart move for you!

Built in 1979

Essential Information

MLS® #	A2249731
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	754
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	803, 11620 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3L6

Amenities

Amenities	Laundry, Parking, Trash, Visitor Parking, Coin Laundry
Parking Spaces	1
Parking	Stall, Plug-In

Interior

Interior Features	Quartz Counters
Appliances	Microwave, Range, Refrigerator, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting
Roof	Asphalt Shingle, Membrane
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	7
Zoning	M-C1 d100

Listing Details

Listing Office	2% Realty
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