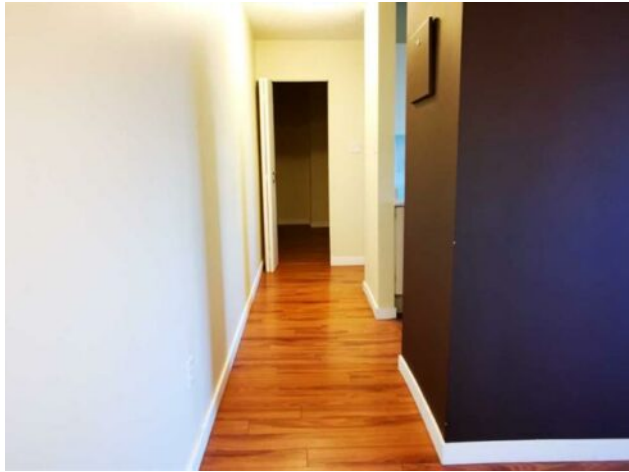


432, 11620 Elbow Drive SW
Calgary, Alberta

MLS # A2200261



\$219,000

Division:	Canyon Meadows		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	755 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Laminate

Sewer: -

Roof: -

Condo Fee: \$ 538

Basement: -

LLD: -

Exterior: Mixed

Zoning: M-C1 d100

Foundation: -

Utilities: -

Features: Storage

Inclusions: NA

CONDO FEE COVERED water, heater and electricity! Welcome to this charming and affordable 2-bedroom unit, ideal for first-time buyers or investors, located on the top floor of Anderson Place. It offers a great view with plenty of natural light. The living room and kitchen provide ample space for relaxation and cooking. Step through the patio doors to the balcony, where you can enjoy the street view. The kitchen features plenty of cabinets and counter space for all your needs. All of appliances like dishwasher and refrigerator all working well. Additionally, there is a versatile storage space that could serve as a small office, along with two generously sized bedrooms and a full 4-piece bath. The designated parking stall is conveniently located near the front entrance. You'll also find a wide range of amenities nearby, including restaurants, Southcentre Mall, and the Family Leisure Center. Public transit is easily accessible, with the LRT just a short distance away, and bus routes on Elbow Drive, less than a 5-minute walk from your door. Schools are within close reach, and Anderson Road provides quick access to Stoney Trail. This is a fantastic opportunity to own a condo in a prime location. Don't miss out—come see it for yourself!