



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11620 ELBOW Drive #432, Calgary T2W3L6**

MLS® #: **A2163585**      Area: **Canyon Meadows**      Listing Date: **09/06/24**      List Price: **\$229,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 05-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1977**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **755**  
 Low Sqft:  
 Ttl Sqft: **755**

DOM

**106**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

**Stall**  
Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Mixed**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
 Int Feat: **Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 9`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>6`3" x 8`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 9`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`9" x 3`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 7`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`10"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$538**      Title: **Fee Simple**      Zoning: **M-C1 d100**  
 Fee Freq: **Monthly**

Legal Desc: **7910082**

Remarks

Pub Rmks:

**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. Its 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!

Inclusions:

NA

Property Listed By:

Skyrock

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





