



THE
A-TEAM

**RE/MAX
FIRST**

11620 ELBOW Drive #301, Calgary T3W 3L6

MLS® #: **A2176024** Area: **Canyon Meadows** Listing Date: **11/05/24** List Price: **\$225,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **746**
 Low Sqft:
 Ttl Sqft: **746**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard,None**

Construction: **Brick,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`11" x 7`3"	Dining Room	Main	8`0" x 7`9"
Living Room	Main	13`9" x 9`5"	Storage	Main	10`9" x 5`1"
Bedroom	Main	10`10" x 10`3"	Bedroom	Main	10`10" x 7`7"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$531** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **7910082**

Remarks

Pub Rmks: **Welcome to your new home in the heart of Canyon Meadows! This updated 2-bedroom, 1-bathroom condo offers modern living with a touch of convenience. Featuring sleek stainless steel appliances and beautiful updated flooring throughout, this space is both stylish and functional. Enjoy the benefit of all-inclusive condo fees, covering all utilities, including electricity. With in-unit storage, you'll have plenty of space for your belongings. Located in a family-friendly community, you'll appreciate the proximity to excellent schools, making it ideal for families. Plus, you'll love the easy access to the C-train line and the stunning Fish Creek Park, perfect for outdoor adventures. With quick access to Stoney Trail and Deerfoot, commuting anywhere in the city has never been easier. Don't miss your chance to make this inviting condo your own! Schedule a viewing today!**

Inclusions: **TV and Mount in Storage Room, Shelves in Living Room, Wooden bench in storage room and wire shelf**
Property Listed By: **Real Broker**

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





