



THE
A-TEAM

**RE/MAX
FIRST**

11620 ELBOW Drive #231, Calgary T2W 3L6

MLS® #: **A2186801** Area: **Canyon Meadows** Listing Date: **01/10/25** List Price: **\$260,000**
 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: **Stall**

Finished Floor Area

Abv Sqft: **724**
 Low Sqft:
 Ttl Sqft: **724**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Brick**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`10" x 14`0"	Dining Room	Main	7`9" x 7`11"
Kitchen	Main	7`3" x 8`5"	Bedroom	Main	7`6" x 11`4"
Bedroom - Primary	Main	10`2" x 11`4"	3pc Bathroom	Main	4`10" x 8`4"
Storage	Main	10`7" x 5`1"			

Legal/Tax/Financial

Condo Fee: **\$538** Title: **Fee Simple** Zoning: **M-C1 D100**
 Fee Freq:

Monthly

Legal Desc: **7910082**

Remarks

Pub Rmks: **Welcome to your dream home in Canyon Meadows! This top-floor, two-bedroom, one-bathroom, in-suite laundry apartment offers the perfect blend of comfort, convenience, and incredible value. Step inside to discover a bright and open-concept living area, complemented by large windows that let in natural light. The highlight of this home is the private balcony, where you can enjoy distant view of Calgary's downtown skyline - the perfect spot for your morning coffee or evening relaxation. This unit boasts in-suite laundry for ultimate convenience, eliminating the need for shared facilities. The kitchen provides ample cabinet space and updated appliances, while the bedrooms offer cozy retreats for rest and relaxation. Additionally, the condominium fee covers water, heating, and electricity, simplifying your monthly budgeting and making this home an exceptional value. Situated in the sought-after Canyon Meadows community, you'll have easy access to parks, shopping, dining, and public transit, making it an ideal location for any lifestyle. Don't miss out on this rare top-floor gem with skyline views. Book your showing today and make this your new home!**

Inclusions: **N/A**
Property Listed By: **Greater Property Group**

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





