



## 11620 Elbow Drive Calgary Alberta

\$220,000

Bright, functional, and move-in ready, this rare corner unit offers great value and convenience. Sharing only one wall, it feels more private than most units, and large east-facing windows fill the space with natural light. The ground-level location means no long stair climbs—just a few steps down and you're home! Freshly painted and cleaned, this unit features classic laminate flooring, a spacious storage room, and an excellent, functional layout with no shortage of space. The large living room is perfect for relaxing or hosting guests, while the adjoining dining area offers plenty of room for meals and gatherings. The galley-style kitchen, with its freshly painted cabinets, has a refreshed and clean look that adds to the home's charm. With two bedrooms offering ample closet space, this home is practical, comfortable, and ready for you to move in. This well-managed and well-maintained complex has already taken care of many big-ticket items, ensuring peace of mind for its residents. It's also pet-friendly, allowing up to two pets (maximum 20 lbs each, with board approval), making it a great choice for pet owners. Condo fees cover everything—including electricity—making this an affordable and low-maintenance option for first-time buyers or investors. The unit also includes an assigned parking stall with a plug-in just steps away, plus visitor parking within the complex for added convenience. The location is hard to beat: just a 14-minute walk to the Anderson C-Train station and close to major routes like Stoney Trail and Deerfoot Trail. Shopping, dining, and recreation options are all nearby, and Fish Creek Park is just minutes away for outdoor activities. This property is a smart choice for anyone looking to enter the housing market or expand their investment portfolio. (id:6769)

Living room 15.92 Ft x 9.67 Ft

Kitchen 8.42 Ft x 7.17 Ft

Dining room 7.50 Ft x 7.67 Ft

Primary Bedroom 10.75 Ft x 10.25 Ft

Bedroom 10.75 Ft x 7.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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