

# \$790,000 - 11835 Elbow Drive Sw, Calgary

MLS® #A2241160

**\$790,000**

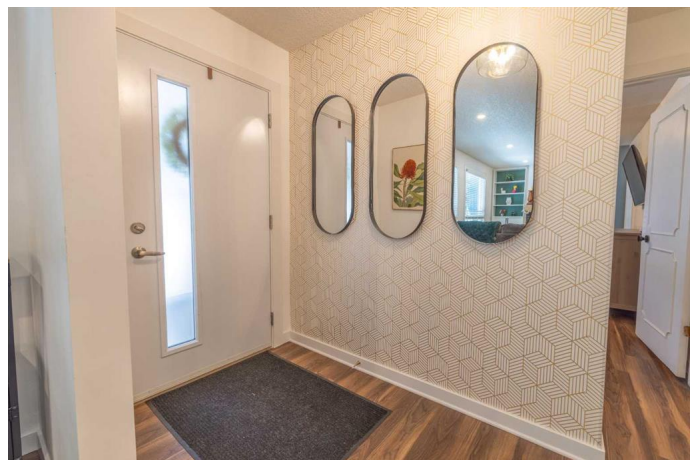
4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.21 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this beautifully updated and meticulously maintained home offering over 1,200 sq ft of comfortable living space on the main floor alone! Step inside to find modern vinyl flooring, an inviting wood-burning fireplace surrounded by custom built-ins, and a bright, open-concept layout thatâ€™s perfect for everyday living and entertaining. The heart of the home is the stunning kitchen, complete with a huge eat-up island, tons of crisp white cabinetry, elegant white granite countertops, and newer stainless steel appliancesâ€”a true chefâ€™s delight! Upstairs, youâ€™ll find three generous bedrooms, an updated four piece bathroom, all including a spacious primary suite with its own private 2-piece ensuite and eye-catching barn doors over the closet for a touch of rustic charm. The fully finished lower level offers exceptional versatility with a sprawling rec room, fourth bedroom, an additional 3-piece bath, and tons of storage spaceâ€”ideal for growing families or guests. Step outside to your sunny west-facing backyard, featuring a massive deck, relaxing hot tub, RV parking, and a heated double garage. Recent upgrades include newer windows and roof, central A/C, and so much more. All of this, set in an unbeatable location close to schools, shopping, and parksâ€”this home truly checks all the boxes!

Built in 1970



## Essential Information

MLS® #	A2241160
Price	\$790,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,265
Acres	0.21
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	11835 Elbow Drive Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 1H1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, RV Access/Parking, RV Carport
# of Garages	2

## Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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