

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

MLS® #A2241160

**\$790,000**

4 Bedroom, 3.00 Bathroom, 1,265 sqft

Residential on 0.21 Acres

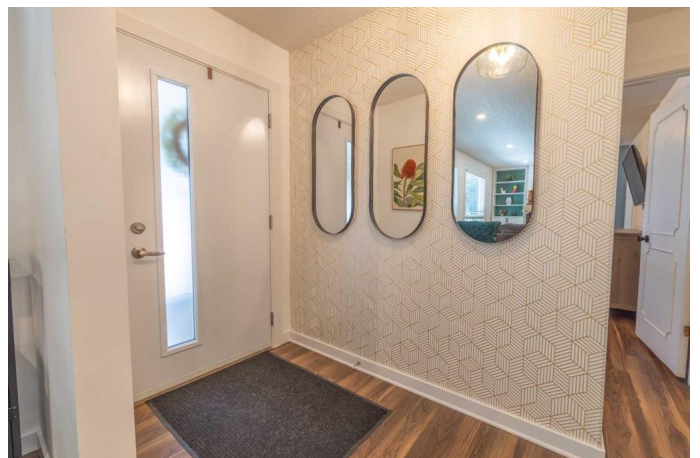
Canyon Meadows, Calgary, Alberta

Open House Saturday July 26th from 11:30-1!

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 that'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 appliances—a true chef's™ delight! Upstairs, you'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 space—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 parks—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

**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  
Days on Market        15  
Zoning                    R-CG

**Listing Details**

Listing Office            Royal LePage Benchmark

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