

**204, 8231 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2162653**



**\$220,000**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 530
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** N/A

Discover this charming two-bedroom condo in Chinook Park, where comfort, convenience, and affordability come together seamlessly. Located in a family-friendly neighborhood, this spacious unit is filled with natural light from its west-facing kitchen and living room windows, creating a warm and inviting atmosphere. The open floor plan is perfect for modern living, and the well-maintained building ensures peace and quiet. This condo offers exceptional access to the best of city living. Just steps away, you'll find Starbucks and Shoppers Drug Mart, with the C-Train station within walking distance for an easy commute to the downtown core. With the Glenmore Reservoir, Heritage Park, Rockyview Hospital, schools, parks, bike paths, shopping, and dining options all nearby, everything you need is right at your doorstep. Enjoy the convenience of an assigned parking stall with a plug-in, coin-operated laundry facilities in the building, and the option to install in-suite laundry for added comfort. As an added bonus, condo fees are low and include all utilities except electricity, making this an affordable opportunity for homeownership. With a "no pets" policy, the complex maintains a peaceful and quiet environment. This owner-occupied unit is ideal for first-time homebuyers, downsizers, or investors looking for a great opportunity in a highly desirable inner-city location. Don't miss your chance to own a piece of Chinook Park!