

138, 6919 Elbow Drive SW
Calgary, Alberta

MLS # A2166660



\$269,900

Division:	Kelvin Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,001 sq.ft.	Age:	1962 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Landscaped, Treed		

Heating: Baseboard

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 713

Basement: None

LLD: -

Exterior: Cement Fiber Board, Wood Frame, Wood Siding

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Storage, Vinyl Windows

Inclusions: N/A

Amazing opportunity to own a very well maintained 2-storey townhome in the heart of Kelvin Grove! Conveniently situated facing the luscious courtyard and located just off of Elbow Drive, providing quick access to the C-Train, bus and major roadways. Enjoy a beautifully renovated kitchen that provides ample cabinet/counter space & an eating bar. The dining room has easy access to the oversized balcony space where it overlooks the treed courtyard. The living room is spacious and can accommodate a variety of furniture options. A stackable washer & dryer are in the front closet & complete the main floor. Upstairs is home to a very large master bedroom with a large closet, 2nd bedroom, 4pc bathroom & a deep linen closet. The 8' doors upstairs create an elegant and spacious atmosphere. The windows, doors and Hardie Board siding have all been completed in the past 9 years while the roof was just done last year. The unit comes complete with an assigned parking stall and storage locker. The complex also offers a coin operated washer & dryer however this unit conveniently has its own! Whether buying this home for yourself or as a turnkey investment property with tenants in place, you won't find a better location! Proximity to major roadways, Chinook Mall & downtown is at your fingertips.