

**138, 6919 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2166660**



**\$269,900**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	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.