

130, 6919 Elbow Drive SW
Calgary, Alberta

MLS # A2210046



\$249,900

Division:	Kelvin Grove		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,121 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 800
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Discover affordable, spacious living in the heart of Kelvin Grove! This charming home boasts over 1,100 square feet of thoughtfully designed space, featuring three bedrooms conveniently located on one level. The oversized, fenced patio offers a private retreat, perfect for outdoor relaxation or entertaining. Inside, newer laminate flooring and sleek stainless steel appliances create a modern yet cozy ambiance. A European-style washer/dryer combo adds ultimate convenience, right in the unit. The generously sized primary bedroom provides a comfortable and inviting sanctuary, while the full bathroom completes the interior with practicality and style. Located in a popular family-friendly complex, this home is steps away from Chinook Mall, shopping, transit, and an array of amenities, ensuring everything you need is within easy reach. With condo fees that include heat, water, and sewer, this is an exceptional opportunity for affordable living in one of Calgary's most sought-after communities. Don't miss your chance to call this home!