

\$679,000 - 7504 Elbow Drive Sw, Calgary

MLS® #A2085319

\$679,000

3 Bedroom, 2.00 Bathroom, 1,303 sqft
Residential on 0.21 Acres

Kingsland, Calgary, Alberta

Welcome to this charming property nestled in the heart of Kingsland, boasting a spacious 65x143' lot and a sizable 1300 sqft bungalow. This well-maintained home features 3 bedrooms and 2 bathrooms, along with two garages—a double and a single—providing ample parking and storage space.

Renovated and cared for over the years, this home offers both immediate comfort and the potential for further customization. With a separate back/side door, ideal for those looking to maximize rental income or accommodate extended family members. Please note: A secondary suite would be subject to approval and permitting by the city/municipality.

The expansive lot (approx. 65x143'±, RPR available) presents exciting opportunities for development, including the possibility of rezoning for a 4-plex with parking at the rear. Please note: Re-Zoning would be subject to approval and permitting by the city/municipality.

Enjoy the lush surroundings of the vast yard, complete with a delightful garden boasting a variety of interesting plants.

Step out onto the huge east-facing deck and soak in the sunrise while savoring your morning coffee. With wonderful neighbors adding to the sense of community, this property offers not just a home, but a lifestyle. Don't miss out on the chance to make this versatile property your own!



Built in 1957

Essential Information

MLS® #	A2085319
Price	\$679,000
Sold Price	\$825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,303
Acres	0.21
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7504 Elbow Drive Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1K1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, See Remarks, Single Garage Detached

Interior

Interior Features	Double Vanity, Storage, Suspended Ceiling
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Gas, Living Room, Wood Burning

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 5th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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