

\$687,000 - 6424 Elbow Drive Sw, Calgary

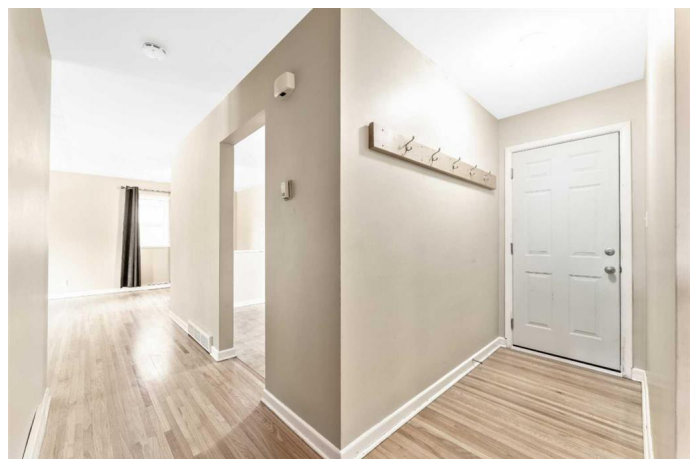
MLS® #A2132613

\$687,000

5 Bedroom, 2.00 Bathroom, 1,304 sqft
Residential on 0.15 Acres

Meadowlark Park, Calgary, Alberta

Take advantage of this fantastic location with easy access to downtown! Calling all investors, land developers, and home builders: this is your chance to seize a prime redevelopment opportunity in Meadowlark Park! Situated on a generous 64' x 100' corner lot with an east-facing backyard, this charming bungalow boasts over 2,570 sq. ft. of living space. Step inside to discover a sunny kitchen that opens to both the dining and living rooms, creating a welcoming atmosphere enhanced by a bank of picture windows flooding the space with natural sunlight. The main floor features a traditional large living room with sculptured plaster ceilings, open to the adjoining dining room, and pristine original oak hardwood floors throughout. Offering three spacious bedrooms, a renovated main 4-piece bathroom, and a bright sunny kitchen. A separate entrance at the back leads downstairs to the fully finished basement, equipped with two additional bedrooms (one does not meet legal egress window requirements), oversized walk-in closets, a flex / hobby room, an additional 3-piece bathroom, laundry room, and lots of extra storage. This flexible layout offers the potential for live-up / rent-down or to buy now and develop later! With a large single attached garage and a long driveway accommodating two more cars, parking is never an issue. While the home has been well-maintained by its original owner, it awaits your creative touch to unleash its full potential. (Note: shingles replaced



approximately 7 years ago, hot water tank in 2013, plumbing rough-in for a washer in one of the main bedrooms. All appliances and inclusions are sold in as-is condition). Conveniently located just steps away from the green pathway to Chinook Center or a bike ride to Glenmore Reservoir or downtown. With easy access to the LRT station and public transportation, this property offers unbeatable accessibility, located 8 minutes from downtown, 5 minutes to Rockyview Hospital, and quick access to all quadrants. Nearby amenities include shopping centers, restaurants, schools within walking distance, and parks. Unlock the endless possibilities of this highly sought-after neighborhood and transform this property into something truly remarkable!

Built in 1956

Essential Information

MLS® #	A2132613
Price	\$687,000
Sold Price	\$710,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,304
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6424 Elbow Drive Sw
Subdivision	Meadowlark Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2V 1J5

Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Off Street, Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Garden, Landscaped, Many Trees, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 21st, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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