

\$224,900 - 221, 8235 Elbow Drive Sw, Calgary

MLS® #A2163403

\$224,900

2 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Chinook Park, Calgary, Alberta

Searching for your first affordable home? Want a great Investment property? This spacious apartment on Elbow Drive checks off all the boxes. This west facing unit on the second floor is one of the most desirable units in the complex. This west facing, 2nd floor unit is on light filled side of the building and is very quiet. With 863 sq. ft. and 2 bedrooms/1 full bath, this apartment has been updated throughout the years. The Kitchen features hickory cabinetry and corean countertops along with a breakfast eating ledge along the back wall. Complete with white appliances including a dishwasher. Laminate flooring is present throughout the apartment carrying including the rooms and full 4 piece bathroom complete with a tub shower combo and quartz vanity. The large primary bedroom has ample space to accomodate night stands and dressers. The 2nd west facing bedroom is also quite spacious. Completing the floor plan is a large in suite storage room that provides added convenience for storing your winter gear and more. Windows have been upgraded to vinyl and are finished with blinds for window coverings. The exterior offers an open courtyard in the centre of the complex that adds beauty and is a great space for gathering. This apartment has an excellent location just off Elbow Drive and is walking distance to numerous amenities including Shoppers Drug Mart, Starbucks, restaurants, professional services, Chinook Shopping Ctr., the Heritage LRT Station and more. Nearby



train station gets you anywhere you need to be including downtown and the U of C.

Aproximately 15 minute car ride into the Downtown.Heritage Park and Glenmore Reservoir are only a short distance away. All levels of schools are within walking distance as well. The assigned parking stall with plug-in for your block heater will be appreciated in the winter months. Move in and enjoy your home right away or rent out and start producing income. Come see why this could be your next home!

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2163403 |
| Price | \$224,900 |
| Sold Price | \$214,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 863 |
| Acres | 0.00 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Sold |

Community Information

| | |
|-------------|--------------------------|
| Address | 221, 8235 Elbow Drive Sw |
| Subdivision | Chinook Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2V 1K6 |

Amenities

| | |
|-----------|---|
| Amenities | Coin Laundry, Parking, Trash, Visitor Parking |
|-----------|---|

| | |
|----------------|-------|
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Closet Organizers, Tile Counters |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating | Natural Gas, Boiler |
| Cooling | None |
| # of Stories | 3 |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Lane, Front Yard, Lawn, Landscaped, Street Lighting, City Lot, Fruit Trees/Shrub(s), Few Trees, Interior Lot, Low Maintenance Landscape, Level, See Remarks |
| Construction | Concrete, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 5th, 2024 |
| Date Sold | October 21st, 2024 |
| Days on Market | 45 |
| Zoning | M-C2 |
| HOA Fees | 0.00 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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