

\$720,000 - 8208 Elbow Drive Sw, Calgary

MLS® #A2171883

\$720,000

4 Bedroom, 3.00 Bathroom, 1,367 sqft
Residential on 0.18 Acres

Kingsland, Calgary, Alberta

Updated on a Big 7,756 sq ft (65 x 120 ft lot). Fantastic Investment Property or live upstairs and rent out the basement for a terrific mortgage helper. View the 3D Tour (Purple House Symbol). This spacious 1366 Sq ft bungalow has been renovated and Suited (illegal but in process to legalize) Large living room featuring a brick fireplace. Flex space off the living room is currently being used as an art studio but would also be perfect for a home office or formal dining area. The upper floor kitchen has been beautifully renovated and has newer mocha cabinetry with quartz countertops and stainless steel appliances including a Bosch dishwasher. Patio doors off the kitchen to a huge composite deck. Hardwood and modern tile throughout upper floor. Two large bedrooms up with the primary bedroom having its own four piece ensuite. Updated main bath too! Front load HE Washer & Dryer on the upper floor. New electrical, lots of pot lights and flat ceilings. In the lower level is the suite(illegal) with a separate entry completed in 2020. Large living area and a current style kitchen with white shaker cabinetry, stainless steel appliances and quartz countertops. Lots of cabinetry, lots of storage space. Vinyl plank flooring, lots of pot lights and big legal windows that bring in natural light. Two big bedrooms and an updated bathroom. Laundry room for lower suite(illegal) is located off the kitchen. Two Furnaces 2021 & 2010. Stay safe with interlocking smoke & heat detectors between



the upper and lower floors and a sprinkler with a heat sensor in the furnace room. Newer roof. Basement windows all 4 years old. Most windows are newer vinyl. Excellent central SW location! Walk to schools, parks, playgrounds. Close to the Rockyview Hospital, all shops of Chinook Centre Mall and all the amenities, shops and restaurants on McLeod Trail. Walk to schools, parks playgrounds and more!

Built in 1958

Essential Information

MLS® #	A2171883
Price	\$720,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	0.18
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8208 Elbow Drive Sw
Subdivision	Kingsland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 1V4

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Built-in Features, Quartz Counters, Separate Entrance
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	October 11th, 2024
Days on Market	2
Zoning	H-GO
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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