



**GRASSROOTS**  
REALTY GROUP

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226, 8239 Elbow Drive SW  
Calgary, Alberta

MLS # A2261713



**\$195,000**

Division:	Chinook Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	816 sq.ft.	Age:	1960 (65 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to #226, 8239 Elbow Drive SE &ndash; a bright and updated 2-bedroom condo offering comfort, convenience, and excellent value in a central Calgary location. This well-kept home features a smart layout with a spacious living and dining area, two generously sized bedrooms, and a full bathroom. Recent renovations and upgrades bring a fresh, modern feel, making it truly move-in ready. The functional kitchen flows into the main living space, creating an easy setup for both everyday living and entertaining. Residents benefit from on-site laundry, an assigned parking stall, and the peace of mind that comes with a well-managed building. The location is unbeatable &mdash; close to transit, schools, and parks, with Chinook Centre, Macleod Trail, and Glenmore Trail just minutes away. Perfect for first-time buyers, downsizers, or investors, this updated 2-bedroom condo is a smart and affordable opportunity in a desirable community.