



GRASSROOTS
REALTY GROUP

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221, 8235 Elbow Drive SW
Calgary, Alberta

MLS # A2300937



\$219,888

Division:	Chinook Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Tile Counters, Vinyl Windows		

Inclusions: n/s

For more information, please click the "More Information" button. 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 accommodate 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 center 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, restaurant, 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. Approximately 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 potential income.