



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7824 ELBOW Drive, Calgary T2V1K4**

MLS®#: **A2164370**      Area: **Kingsland**      Listing Date: **09/09/24**      List Price: **\$990,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1957**  
Lot Information  
 Lot Sz Ar: **8,202 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,294**  
 Low Sqft:  
 Ttl Sqft: **1,294**

DOM

**73**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Gentle Sloping,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,Fire Pit,Private Yard**

Construction: **Brick,Wood Frame,Wood Siding**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`11" x 10`4"	4pc Bathroom	Main	8`1" x 6`10"
Bedroom	Main	10`10" x 10`6"	Dining Room	Main	11`0" x 9`7"
3pc Ensuite bath	Main	11`9" x 6`11"	Bedroom	Main	12`2" x 8`4"
Living Room	Main	17`1" x 16`6"	Kitchen	Main	14`3" x 10`9"

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**H-GO**

Legal Desc:

**3215HG**

Remarks

Pub Rmks: **Attention: Investor and developer, 60x135' lot with back lane with H-GO zoning, could have total 12 suites(six row-homes with six basement suits), up to 12,300SF buildable area, IDEAL FOR CMHC MLI SELECT project. Modern open concert 3 bedroom 2 Bath large character bungalow , Hardwood floors and newer kitchen, bath and large ensuite boast real modern warmth - heated floors! and is elegant and functional. Some added features include 60x135' lot with extensive decking, an oversized finished garage (22x24'), newer windows and newer mechanicals (hi efficiency water and furnace). located in Kingsland, an inner-city community, ranked in the top 10% of all Calgary neighborhoods for walking, biking and transit and just minutes from D/T with excellent close express transit options(BUS #3, C-train)etc. This property is located on Elbow Drive steps away along the leafy boulevard from shopping, deli's, restaurants, Glenmore Reservoir, Chinook Centre and (of course) Starbucks! Great opportunity to hold and further development with current cash flow. Listing agent has interest of the property**

Inclusions:

**None**

Property Listed By:

**First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





