



THE
A-TEAM

**RE/MAX
FIRST**

6919 ELBOW Drive #138, Calgary T2V 0E6

MLS®#: **A2166660**

Area: **Kelvin Grove**

Listing Date: **09/18/24**

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1962**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,001**
Low Sqft:
Ttl Sqft: **1,001**

DOM

64
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Fruit Trees/Shrub(s),Lawn,Landscaped,Treed**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Cement Fiber Board,Wood Frame,Wood Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 19`1"	Dining Room	Main	8`5" x 10`9"
Kitchen	Main	7`1" x 10`4"	Laundry	Main	2`7" x 2`10"
Bedroom - Primary	Upper	11`5" x 16`7"	Bedroom	Upper	10`4" x 11`6"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$713

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7410506

Remarks

Pub Rmks: **Amazing opportunity to own a very well maintained 2-storey townhome in the heart of Kelvin Grove! Conveniently situated facing the luscious courtyard and located just off of Elbow Drive, providing quick access to the C-Train, bus and major roadways. Enjoy a beautifully renovated kitchen that provides ample cabinet/counter space & an eating bar. The dining room has easy access to the oversized balcony space where it overlooks the treed courtyard. The living room is spacious and can accommodate a variety of furniture options. A stackable washer & dryer are in the front closet & complete the main floor. Upstairs is home to a very large master bedroom with a large closet, 2nd bedroom, 4pc bathroom & a deep linen closet. The 8' doors upstairs create an elegant and spacious atmosphere. The windows, doors and Hardie Board siding have all been completed in the past 9 years while the roof was just done last year. The unit comes complete with an assigned parking stall and storage locker. The complex also offers a coin operated washer & dryer however this unit conveniently has its own! Whether buying this home for yourself or as a turnkey investment property with tenants in place, you won't find a better location! Proximity to major roadways, Chinook Mall & downtown is at your fingertips.**

Inclusions: N/A
Property Listed By: eXp Realty

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





