

10535 Elbow Drive SW
Calgary, Alberta

MLS # A2279016



\$525,000

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	(H-GO)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		
Inclusions:	Lower suite refrigerator & stove		

ATTENTION FIRST TIME BUYERS, FLIPPERS & INVESTORS! Opportunity knocks at 10535 Elbow Drive SW. This detached home is situated on a large lot (50 x 120) in a well-established Southwest Calgary location and offers exceptional potential for investors, renovators, or first time buyers looking to add value in a great SW community. The main level features three bedrooms and one full bathroom, providing a functional layout with plenty of natural light. Downstairs, the property includes a two-bedroom, one-bathroom illegal basement suite, offering flexible living options and strong income potential. With its generous lot size, this property presents multiple possibilities — renovate, reconfigure, or hold as a revenue property. Located close to major roadways, transit, shopping, and amenities, this is a strategic opportunity in a desirable area. Whether you're looking to invest, redevelop, or create your own vision, this property is packed with potential and value in a sought-after Southwest location. Book your private showing today!