

**10535 Elbow Drive SW  
Calgary, Alberta**

**MLS # A2279016**



# \$525,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	(H-GO)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; 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!