

210, 8231 Elbow Drive SW  
Calgary, Alberta

MLS # A2282537



# \$219,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinook Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 890 sq.ft.                         | <b>Age:</b>   | 1960 (66 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Street Lighting, Views  |               |                   |

|                    |                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                                          | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                        | <b>Condo Fee:</b> | \$ 555 |
| <b>Basement:</b>   | -                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick                                                             | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

890 SQFT 2 BEDROOM UNIT | GREAT LAYOUT | TOP FLOOR | Welcome home to Chinook Park. This fantastic unit is ideally located close to public transit, shopping, schools, Rockyview Hospital, Heritage Park and just 10 minutes to downtown. This sun-filled unit features laminate flooring, a thoughtfully laid out kitchen featuring stainless steel appliances, and plenty of extra counter and storage space. The unit has had many tasteful updates over the years, including kitchen and bathroom updates and paint throughout. This two-bedroom condo is ideal for first-time homebuyers looking to get into the market for under 220K or investors, long term tenant would love to stay! Don't miss out on this beautiful unit, please call today for a private showing.