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113, 6919 Elbow Drive SW  
Calgary, Alberta

MLS # A2234838



**\$285,000**

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,111 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 800
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Beautifully RENOVATED THREE-bedroom unit in the sought-after Kelvin Grove Condominiums offers 1,110 square feet of well-designed living space. Featuring a full bathroom, in-suite laundry, and STAINLESS STEEL appliances, this home combines comfort and functionality. The unit also includes TWO STORAGE LOCKERS and one assigned parking stall. Unit has its own private yard and patio! Whether purchasing this home for yourself or as an investment, you won't find a better location! Proximity to major roadways, Chinook Mall, downtown, and convenient access to public transit puts everything you need right at your fingertips. Bright, clean, and exceptionally well-maintained, this vacant unit is move-in ready and a fantastic opportunity in an established community.