

**7824 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2164370**



**\$990,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1957 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows		

**Inclusions:** None

Attention: Investor and developer, 60x135' lot with back lane with H-GO zoning, could have total 12 suites (six row-homes with six basement suits), up to 12,300SF buildable area, IDEAL FOR CMHC MLI SELECT project. Modern open concept 3 bedroom 2 Bath large character bungalow, Hardwood floors and newer kitchen, bath and large ensuite boast real modern warmth - heated floors! and is elegant and functional. Some added features include 60x135' lot with extensive decking, an oversized finished garage (22x24'), newer windows and newer mechanicals (hi efficiency water and furnace). located in Kingsland, an inner-city community, ranked in the top 10% of all Calgary neighborhoods for walking, biking and transit and just minutes from D/T with excellent close express transit options (BUS #3, C-train) etc. This property is located on Elbow Drive steps away along the leafy boulevard from shopping, deli's, restaurants, Glenmore Reservoir, Chinook Centre and (of course) Starbucks! Great opportunity to hold and further development with current cash flow. Listing agent has interest of the property