

# \$249,900 - 130, 6919 Elbow Drive Sw, Calgary

MLS® #A2210046

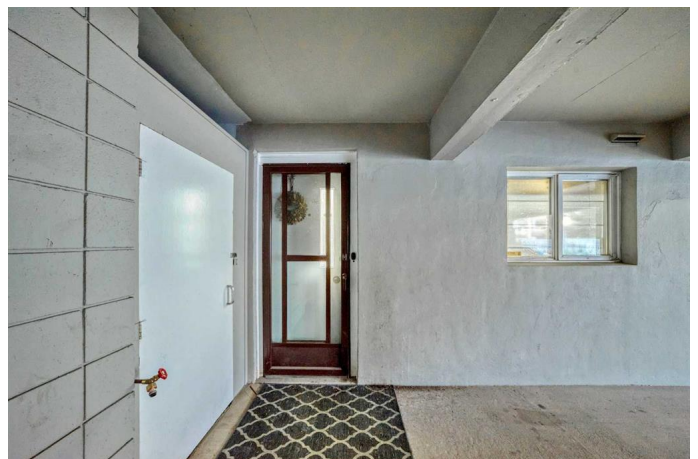
**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Kelvin Grove, Calgary, Alberta

Discover affordable, spacious living in the heart of Kelvin Grove! This charming home boasts over 1,100 square feet of thoughtfully designed space, featuring three bedrooms conveniently located on one level. The oversized, fenced patio offers a private retreat, perfect for outdoor relaxation or entertaining. Inside, newer laminate flooring and sleek stainless steel appliances create a modern yet cozy ambiance. A European-style washer/dryer combo adds ultimate convenience, right in the unit. The generously sized primary bedroom provides a comfortable and inviting sanctuary, while the full bathroom completes the interior with practicality and style. Located in a popular family-friendly complex, this home is steps away from Chinook Mall, shopping, transit, and an array of amenities, ensuring everything you need is within easy reach. With condo fees that include heat, water, and sewer, this is an exceptional opportunity for affordable living in one of Calgary's most sought-after communities. Don't miss your chance to call this home!



Built in 1962

## Essential Information

MLS® # A2210046

Price \$249,900

Bedrooms 3

|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,121             |
| Acres          | 0.00              |
| Year Built     | 1962              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 130, 6919 Elbow Drive Sw |
| Subdivision | Kelvin Grove             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2V 0E6                  |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Stall                        |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard                                                                                                         |
| Cooling           | None                                                                                                              |
| Basement          | None                                                                                                              |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape |
| Roof              | Tar/Gravel                                   |
| Construction      | Wood Frame, Wood Siding                      |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | M-C1            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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