



9808 Elbow Drive Calgary Alberta

\$509,000

OPEN HOUSE SATURDAY 1pm-3PM - UNBELIEVABLE REAL ESTATE OPPORTUNITY - AN EQUITY BUILDER IN A GREAT COMMUNITY, shopping, schools, playgrounds and all other amenities right at your doorstep. Central to the city with amazing traffic outlets and 10-minute access to downtown this location is simply superb. This home has been very well maintained for decades and has been recently updated with a newly renovated bathroom, ALL NEW APPLIANCES including MAIN FLOOR WASHER & DRYER fresh paint with bright new modern feel all through the upstairs. Gorgeous hardwood floors and other period details adding charm and warmth to this open bungalow. Large windows throughout offer a bright floor plan with 3 large bedrooms, a spacious living room, dining space and kitchen with breakfast nook. Access to the basement has been cut off for the addition of the main floor laundry making the basement completely separate (with outside entrance) from the upstairs offering the potential for you know what! The basement with BEDROOM & BATHROOM has just been upgraded with BRAND NEW CARPET and features a DRY BAR, WOODBURNING FIREPLACE and HUGE REC ROOM. The large flat yard is ideal for kids, a beautiful garden, hot tub, or endless landscape potential. Large oversized DOUBLE GARAGE IS A MASSIVE 24 X 28 feet and loaded with potential for the garage guy! (id:6769)

Recreational, Games room 32.58 Ft x 11.67 Ft
2pc Bathroom 4.58 Ft x 3.67 Ft
Bedroom 11.75 Ft x 10.08 Ft
Living room 14.92 Ft x 14.75 Ft
Kitchen 10.25 Ft x 8.67 Ft

Primary Bedroom 11.25 Ft x 10.92 Ft
Bedroom 10.25 Ft x 8.75 Ft
Bedroom 10.25 Ft x 8.58 Ft
4pc Bathroom 8.67 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FIRST

<http://www.findhousescalgary.com/>

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net