



## 6919 Elbow Drive Calgary Alberta

\$269,900

Amazing opportunity to own a very well maintained 2-storey townhome in the heart of Kelvin Grove! Conveniently situated facing the luscious courtyard and located just off of Elbow Drive, providing quick access to the C-Train, bus and major roadways. Enjoy a beautifully renovated kitchen that provides ample cabinet/counter space & an eating bar. The dining room has easy access to the oversized balcony space where it overlooks the treed courtyard. The living room is spacious and can accommodate a variety of furniture options. A stackable washer & dryer are in the front closet & complete the main floor. Upstairs is home to a very large master bedroom with a large closet, 2nd bedroom, 4pc bathroom & a deep linen closet. The 8' doors upstairs create an elegant and spacious atmosphere. The windows, doors and Hardie Board siding have all been completed in the past 9 years while the roof was just done last year. The unit comes complete with an assigned parking stall and storage locker. The complex also offers a coin operated washer & dryer however this unit conveniently has its own! Whether buying this home for yourself or as a turnkey investment property with tenants in place, you won't find a better location! Proximity to major roadways, Chinook Mall & downtown is at your fingertips. (id:6769)

Living room 11.42 Ft x 19.08 Ft

Dining room 8.42 Ft x 10.75 Ft

Kitchen 7.08 Ft x 10.33 Ft

Laundry room 2.58 Ft x 2.83 Ft

Primary Bedroom 11.42 Ft x 16.58 Ft

Bedroom 10.33 Ft x 11.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

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



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**REALTY**

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