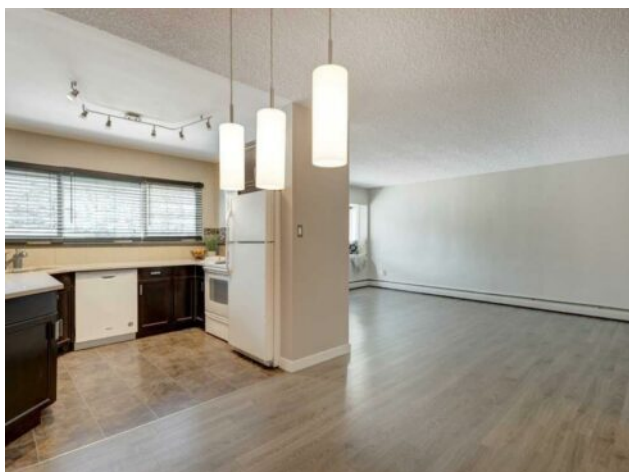


**233, 8239 Elbow Drive SW**  
**Calgary, Alberta**

**MLS # A2235514**



**\$209,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinook Park                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 845 sq.ft.                         | <b>Age:</b>   | 1960 (65 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                       |                   |        |
|--------------------|-----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler                                                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Linoleum                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                     | <b>Condo Fee:</b> | \$ 555 |
| <b>Basement:</b>   | -                                                                     | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                                      | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, Quartz Counters, See Remarks, Storage |                   |        |

**Inclusions:** none

The perfect place to begin your homeownership journey! Welcome to this freshly painted corner unit, bathed in warm neutral tones that create a serene and inviting atmosphere. This updated 844 sq. ft. second-floor home features 2 very spacious bedrooms and 1 full bathroom, with a west-facing exposure that ensures abundant natural light and a prime position in the building. The modern kitchen boasts dark brown cabinets, an off-white quartz countertop, and ample storage—perfect for two people to cook comfortably while accommodating all your appliances. The stylish bathroom includes tile flooring, a deep soaker tub with a tile surround, and matching quartz-topped cabinetry. Laminate flooring flows seamlessly throughout, while upgraded vinyl windows with blinds enhance privacy and energy efficiency. Just outside your door, a secure assigned storage room offers extra space for seasonal items, sports gear, and more. This non-smoking, pet-free home provides an allergy-friendly living environment, ideal for those seeking a clean and comfortable space. The complex features a central courtyard with a picnic table, perfect for fostering community connections. Conveniently located near top amenities, including restaurants, professional services, Chinook Centre Mall, and Rockyview Hospital. The Heritage LRT Station is nearby, with easy transit access to MRU, U of C, and downtown (just ~12 minutes by car or transit). Schools of all levels are within walking distance, and your assigned parking stall includes a plug-in for winter comfort. Don't miss out—schedule a visit today and fall in love with your new home!