

7816 Elbow Drive SW
Calgary, Alberta

MLS # A2213852



\$889,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gazebo, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Crown Molding, No Smoking Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Home theatre system in the basement, Pool table, Hot tub(as is)

Welcome to this beautifully renovated bungalow on a massive lot with enormous redevelopment potential! A huge 70' X 150' lot Located in a prime area with H-GO zoning, this property offers a rare opportunity for investors or developers looking to capitalize on the growing demand for multi-unit developments. The bungalow has been thoughtfully updated with high-quality finishes, including newer cabinets, fresh paint, updated flooring, and modern windows throughout. This home is move-in ready or could serve as a base while planning your redevelopment project. The property Featuring five well-sized bedrooms and three full bathrooms, this home provides ample space for families or guests. The open-concept living areas flow seamlessly, making the home perfect for both everyday living and entertaining. The fully developed basement is an entertainer's dream, complete with a state-of-the-art theatre room for movie nights and a wet bar for hosting friends and family. The property boasts meticulous landscaping, offering a welcoming curb appeal and private outdoor spaces perfect for relaxation and entertaining. Enjoy the best of both worlds – a quiet, residential neighborhood with easy access to downtown, shopping, parks, schools, and all the amenities you need. This location is a developer's dream with significant growth potential. Don't miss out on this rare gem!