



\$ 674,900.00

## 7404 ELBOW DRIVE SW CALGARY

<https://paulbrinton.com>

When viewing this property on Realtor.ca please click on the 'Multimedia' link below for more property info. Just off Elbow Drive, this great home is located close to all the amenities and comes with rental potential too! Close to Chinook Mall and plenty of other shopping and dining. And with...

- 4 beds
- 3 baths
- Detached
- Residential
- Active

Image not found or type unknown



## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1159571

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 05:04:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/05/21

**Lot size:** 8568 sq ft

**Year built:** 1957

**Parking:** Double Garage Attached, Heated Garage, Off Street, Outside, Oversized, Stall

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Laminate,Linoleum

**Exterior Features:** Dog Run

**District:** CAL Zone S

**Inclusions:** None

**Lot Features:** Backs on to Park/Green Space,Fruit Trees/Shrub(s),Low Maintenance Landscape,Level,Views

**Heating Type:** Forced Air,Natural Gas

**Total Parking:** 8

**Community Features:** Golf,Other,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Smoking Home,Sauna

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** One



**Laundry features:** In Basement, Laundry Room  
**Zoning:** R-C1

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 21.30M 69`11"

**Living Area SF:** 1451.96

**Structure Type:** House

**Restrictions:** None Known

**List Price Square Foot:** \$ 482.11

**Photo Count:** 4

**Construction Materials:** Stone, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings

**Subdivision Name:** Kingsland

**Lot Size Acres:** 0.20

